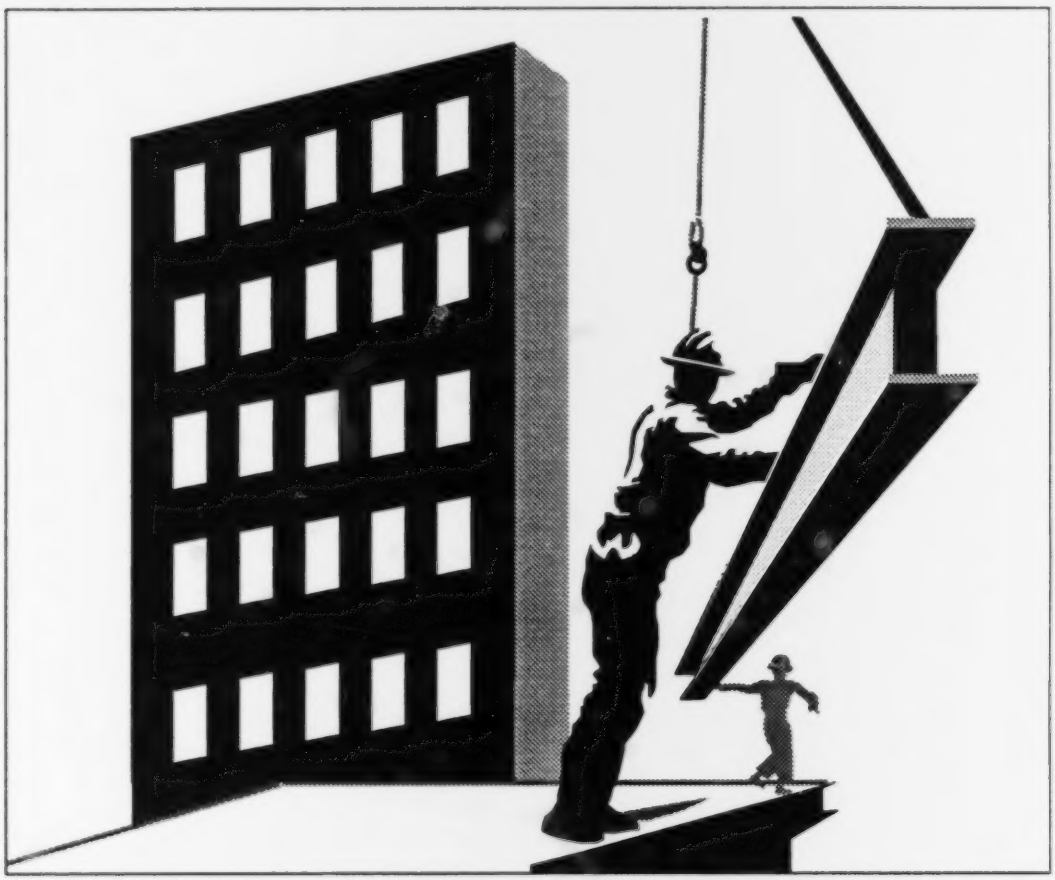
BC Major Projects Inventory

Issue: 03-02 June 2003



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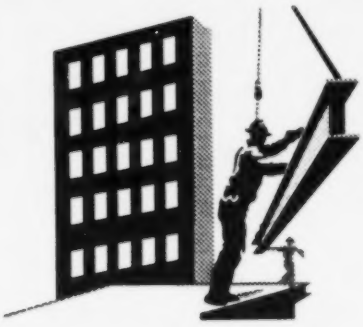
Victoria, British Columbia



BC Major Projects Inventory
Issue: June 2003

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Contents

BC Major Projects Inventory
www.majorprojectsinventory.com

A comprehensive database of major development activity in British Columbia

Issue 03-02: June 2003

About the Major Projects Inventory—ii

Highlights of This Issue—iii

June 2003 Summary Tables—vii

Map of Development Regions—viii

Regional Statistics and Projects

Region 1. Vancouver Island/Coast—1

Region 2. Mainland/Southwest—11

Region 3. Thompson/Okanagan—37

Region 4. Kootenay—45

Region 5. Cariboo—49

Region 6. North Coast—53

Region 7. Nechako—57

Region 8. Northeast—61

About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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Highlights of the June 2003 Issue

There are 22 new projects proposed in British Columbia in the second quarter of 2003, totaling over $8.5 billion in potential new capital investment, if all the projects proceed. The proposed 55 storey commercial/residential tower on Georgia Street in Vancouver has the highest capital cost at $200 million.[1] The list of new projects also includes four gas pipeline and related projects proposed by Encana and Terasen (formerly BC Gas). Terasen is proposing three of the projects, of which, a Liquefied Natural Gas facility was outlined at a recent BC Utilities Commission hearing as an alternative to more electricity generation on Vancouver Island.

Of the 17 construction starts this quarter, among the largest is the beginning of the Port of Vancouver container terminal expansions, and the redevelopment of the BridgePoint area in Richmond. There is further activity toward addressing drinking water issues in BC communities—two water treatment facilities (Victoria and Kamloops) are under construction. And after many reinventions, the $30 million Victoria multi-purpose arena has started excavation.

Of the four projects that completed construction, the largest is the Shoal Point Residential Development in Victoria.

In the March 2003 issue of the MPI, we provided a special list of all of the Olympic Bid Projects, including some that are smaller than the MPI minimum threshold of $15 million. The lists are reprinted in this issue, for our subscribers convenience.

Subscribers: please call us at (250) 385-6101 if further information is needed or if you have suggestions for future issues. Feedback on the content of the Major Projects Inventory website at www.majorprojectsinventory.com is also welcomed.

1 Not all new projects have capital costs available.

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New Proposed Projects April—June 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Port Hardy	Palmerston/Mt. Brandes Wind Power Project	75
1. Vancouver Island/Coast	Victoria	Parc Residences—Residential development	n/a
1. Vancouver Island/Coast	Sooke	Sooke Sewage Treatment Plan	18
1. Vancouver Island/Coast	Near Nanaimo	Terasen Vancouver Island Gas System Upgrades	100
2. Mainland/Southwest	Vancouver	1120 W. Georgia Tower	200
2. Mainland/Southwest	Surrey	Fraser Downs Casino and Entertainment Complex	30
2. Mainland/Southwest	Squamish	Furry Creek Hydroelectric Project	17
2. Mainland/Southwest	Vancouver	Maritime Museum—Coal Harbour	30
2. Mainland/Southwest	Vancouver	Mount Pleasant Community Centre	26
2. Mainland/Southwest	Vancouver	Pintura Residential Development	20
2. Mainland/Southwest	Burnaby	SFU—Technology and Sciences Complex—Faculty of Science	23
2. Mainland/Southwest	Burnaby	SFU—Technology and Sciences Information Technology Laboratory	34
2. Mainland/Southwest	Surrey	Terasen Gas Pipeline Fraser River Crossing	n/a
2. Mainland/Southwest	North Vancouver	The Pier (Versatile Shipyards) Development	125
2. Mainland/Southwest	Richmond	Townhouse Development	20
3. Thompson/Okanagan	Osoyoos	Osoyoos Lake Resort	15
3. Thompson/Okanagan	Penticton	Highway 97 Widening	15
3. Thompson/Okanagan	Vernon	Hotel—Wellness centre	35
3. Thompson/Okanagan	Kelowna	Mission Shores Townhomes	n/a
3. Thompson/Okanagan	Kamloops	Terasen Pipeline Capacity Upgrade	n/a
7. Nechako	Houston	Sawmill Expansion	26
8. Northeast	Fort St. John	Encana Pipeline Project	55
Total			**864**

Proposed Olympic Bid and Related Projects

Region	Municipality	Project Name	Est Cost ($mil)
2. Mainland/Southwest	Vancouver	Olympic Bid—Hastings Park	23
2. Mainland/Southwest	Vancouver	Olympic Bid—Hillcrest/Nat Bailey Stadium Park	27
2. Mainland/Southwest	Vancouver	Olympic Bid—E-COMM—Emergency Services and Communications Facility	41
2. Mainland/Southwest	Vancouver	Olympic Bid—Simon Fraser University Indoor Speed Skating Oval	66
2. Mainland/Southwest	Vancouver	Olympic Bid—University of British Columbia Winter Sport Centre	40
2. Mainland/Southwest	Vancouver	Olympic Bid—Vancouver Olympic Village	75
2. Mainland/Southwest	Whistler	Olympic Bid—Whistler Creekside Resort Modifications	16
2. Mainland/Southwest	Whistler	Olympic Bid—Whistler Nordic Centre	98
2. Mainland/Southwest	Whistler	Olympic Bid—Whistler Sliding Centre	53
2. Mainland/Southwest	Whistler	Olympic Bid—Whistler/Callaghan Valley Olympic Village	95
2. Mainland/Southwest	Vancouver To Callaghan Valley	Sea-to-Sky Highway Upgrading—Olympic Bid	600

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Other Proposed Projects That Would Support the Olympic Games*

Region	Municipality	Project Name	Est Cost ($mil)
2. Mainland/Southwest	Richmond	RAV Rapid Transit to Vancouver Airport	1700
2. Mainland/Southwest	Surrey	Border Infrastructure Project—Highway 10	42
2. Mainland/Southwest	Delta	Border Infrastructure Project—Highway 11 and Knight Street	20
2. Mainland/Southwest	Vancouver	Border Infrastructure Project—Highway 15	80
2. Mainland/Southwest	New Westminster	Border Infrastructure Project—Highways 91A/91	58
2. Mainland/Southwest	Coquitlam	North Fraser Perimeter Road—Gateway Project	50
2. Mainland/Southwest	Langley	Fraser River Bridge Crossing	600
2. Mainland/Southwest	Surrey/Delta	**South Fraser Perimeter Road—Gateway Project	300
3. Thompson/Okanagan	Golden	Border Infrastructure Project—Kicking Horse Pass Highway 1 Improvements	125

*Planned projects that are proceeding as part of long term planning for infrastructure improvements in BC
**Included in the MPI previously

Announced Olympic Bid Projects Below the MPI $15 million Capital Cost Threshold*

Municipality	Project Name	Description	Developer	Est Cost ($mil)
Vancouver	BC Place Modifications	Renovations to accommodate opening and closing ceremonies for the Olympic Games and medal ceremonies.	OCOG	3
Vancouver	General Motors Place Modifications	"Renovations to accommodate international ice surfaces for the Olympic games and for events following the games, for ice hockey, short track speed skating, and figure skating."	Orca Bay Sports and Entertainment	5
Vancouver	Vancouver Arena Renovations	Renovations of the existing Vancouver arena for ice hockey training.	City of Vancouver	2.5
Whistler	Whistler Entertainment Centre	A new multi-purpose community facility including hockey rink to host the Paralympic sledge hockey tournament and provide community recreation facilities for after the games.	Vancouver OCOG	3
Whistler	Whistler Meadow Park Recreation Centre	Temporary conversion of the existing hockey and skating arena to accommodate wheelchair curling.	Vancouver OCOG	n/a
Whistler	Whistler Blackcomb Mountain Resort Modifications	"Run modifications and spectator facilities to accommodate Alpine Giant Slalom, Slalom, and Combined Slalom and Paralympic Alpine events."	Intrawest	6.5

* Note: Projects below $15 mil capital cost are not tracked in the Major Projects Inventory.

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Construction Starts April–June 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	Enhanced Disinfection Water Treatment Facilities	22
1. Vancouver Island/Coast	Victoria	Multi-Purpose Arena/Convention Facility	30
1. Vancouver Island/Coast	Victoria	Railyards Residential and Commercial Development	80
2. Mainland/Southwest	Burnaby	2-L33 Project—Electricity Transmission Upgrade	44
2. Mainland/Southwest	Burnaby	UniverCity Highlands—Intergulf Development	20
2. Mainland/Southwest	Burnaby	UniverCity Highlands—Millennium Development	20
2. Mainland/Southwest	New Westminster	615 Hamilton Street Apartments	40
2. Mainland/Southwest	Richmond	BridgePoint Development	100
2. Mainland/Southwest	Surrey	Sussex Gardens	n/a
2. Mainland/Southwest	Vancouver	Port of Vancouver Container Expansion Project	110
2. Mainland/Southwest	West Vancouver	Park Royal Shopping Centre Expansion	30
2. Mainland/Southwest	West Vancouver	StoneCliff—Residential development	45
2. Mainland/Southwest	Whistler	Four Seasons Private Residences—Discovery Centre	36
3. Thompson/Okanagan	Kamloops	Kamloops Water Treatment Plant	70
3. Thompson/Okanagan	Kelowna	Royal Private Residence Club at the Grand Hotel	45
3. Thompson/Okanagan	Summerland	Aston Summerland Resort	15
5. Cariboo	Prince George	University of Northern BC—Medical Program Building	15
Total			**744**

Projects Completed April–June 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	Shoal Point Residential Development	100
2. Mainland/Southwest	Horseshoe Bay	Horseshoe Bay Ferry Terminal Improvements	30
3. Thompson/Okanagan	Kelowna	Discovery Bay Resort	36
8. Northeast	Tumbler Ridge	Grizzly Extension and Weejay Lateral Pipeline	32
Total			**198**

Major Project Summaries

Summary of Major Projects by Status—June 2003

Region	Proposed	Under Construction	Completed	On hold	Total
1. Vancouver Island/Coast	31	19	1	5	56
2. Mainland/Southwest	104	82	1	28	215
3. Thompson/Okanagan	17	20	1	7	45
4. Kootenay	9	5	-	1	15
5. Cariboo	6	2	-	3	11
6. North Coast	8	1	-	4	13
7. Nechako	2	-	-	3	5
8. Northeast	5	-	1	2	8
June 2003 Total	**182**	**129**	**4**	**53**	**368**
June 2002 Total (one year ago)	140	116	12	60	328

Summary of Major Projects by Industrial Category—June 2003*

Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	30	6	2	8	1	5	3	55
2. Mainland/Southwest	116	24	1	20	2	29	22	214
3. Thompson/Okanagan	17	8	-	9	-	1	9	44
4. Kootenay	4	1	-	5	-	1	4	15
5. Cariboo	2	-	2	3	1	2	1	11
6. North Coast	1	5	1	4	1	-	1	13
7. Nechako	-	-	2	1	2	-	-	5
8. Northeast	-	2	3	1	1	-	-	7
Total	**170**	**46**	**11**	**51**	**8**	**38**	**40**	**364**
June 2002 Total (one year ago)	155	35	17	41	7	26	35	316

* Does not include 4 projects that were completed in April–June 2003
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

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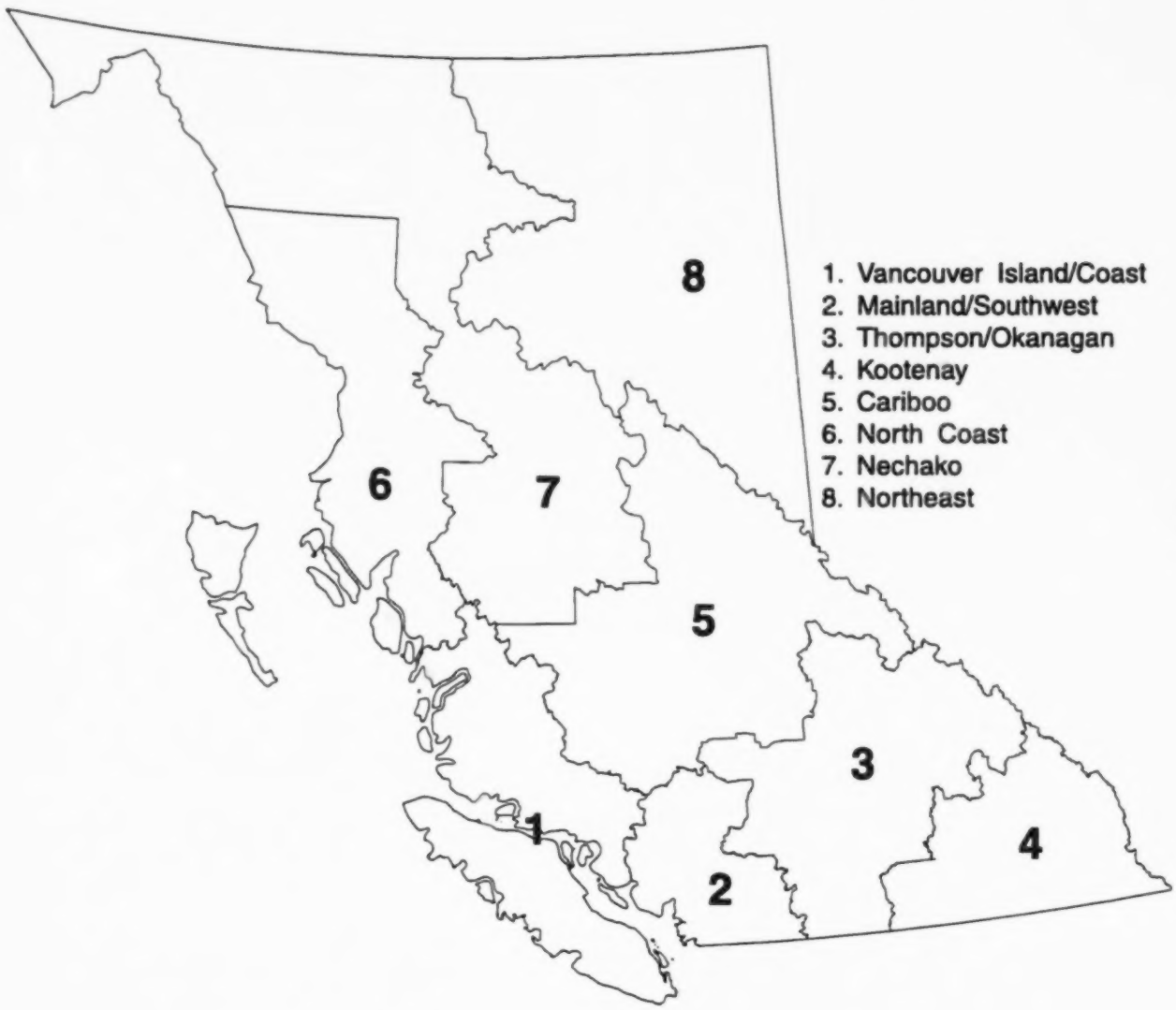
British Columbia
Development Regions



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Vancouver Island/Coast Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2002) : 8.3
Economic Base : Public administration (Government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

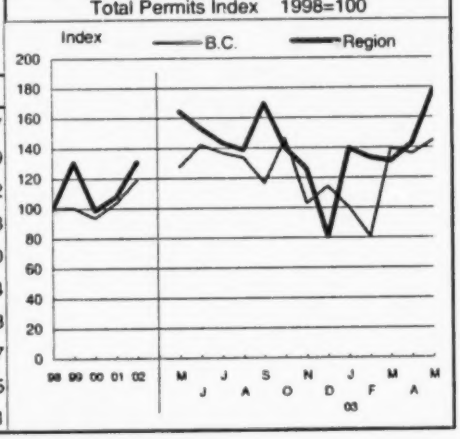
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	122.0	99.3	55.1	476.6	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.4	106.5	68.1	530.8	200.0	0.410	0.208	0.618	1981
1986	36.9	95.7	58.8	172.4	111.5	81.7	557.0	224.8	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.5	0.377	0.258	0.635	1991
1996	40.6	118.6	60.1	218.3	158.8	110.0	706.4	288.4	0.364	0.252	0.616	1996
2001	32.3	116.2	64.0	203.8	186.9	117.9	721.0	304.1	0.326	0.259	0.586	2001
2006	30.1	104.5	66.7	193.6	216.8	126.8	738.5	332.2	0.282	0.266	0.548	2006
2011	32.1	98.3	68.3	198.6	244.4	141.8	783.5	369.2	0.255	0.277	0.532	2011
2016	34.0	97.3	66.8	209.6	253.6	168.4	829.7	405.0	0.248	0.318	0.565	2016
2021	34.7	101.9	60.5	222.5	254.1	198.1	871.8	431.9	0.254	0.369	0.623	2021
2026	34.6	105.5	60.4	226.5	254.2	227.6	908.7	455.1	0.259	0.421	0.680	2026
2031	33.7	107.6	63.2	222.1	260.3	253.3	940.2	476.4	0.259	0.464	0.723	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

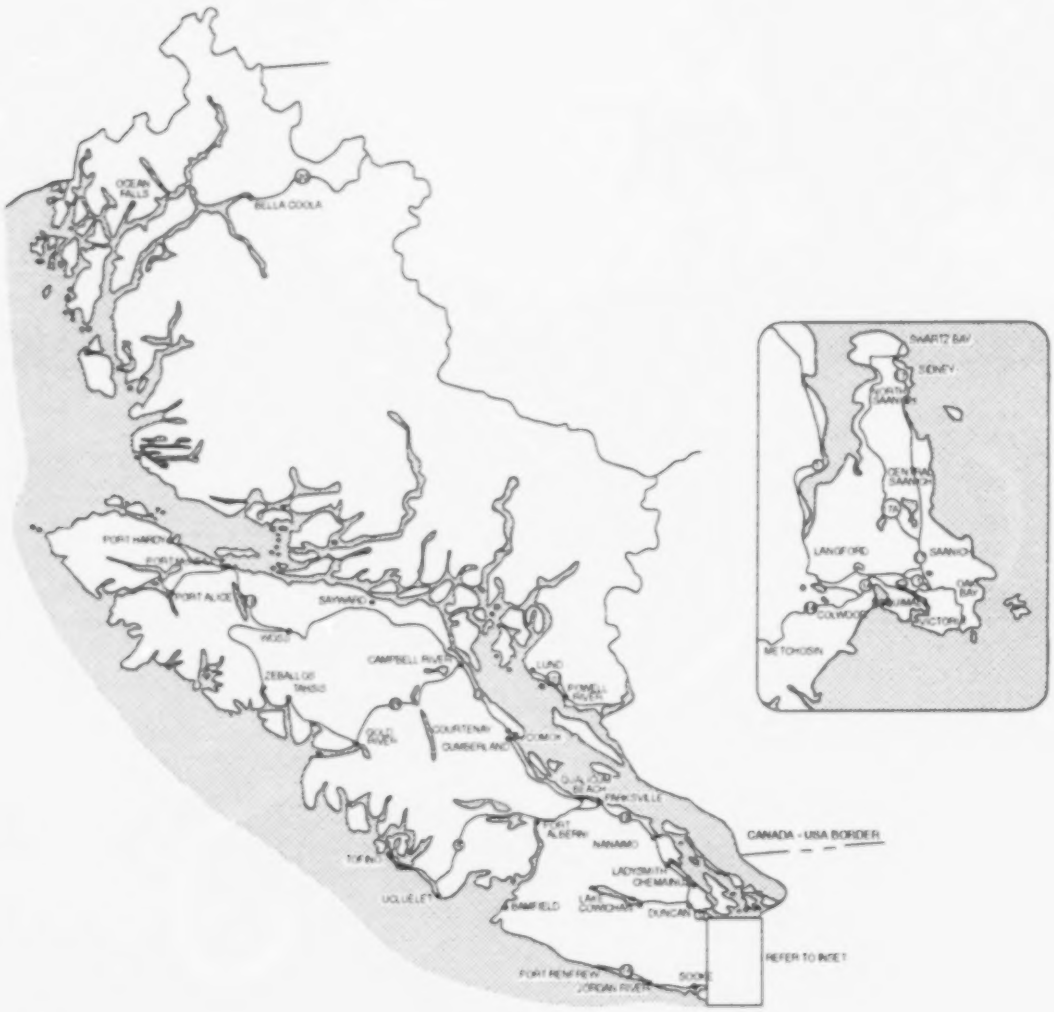
Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,097
1997	718.6	237.8	13.3	168.3	56.2	480.9	3,849
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752
1999	766.4	406.1	34.1	169.9	202.0	360.3	2,823
2000	579.7	274.1	29.3	146.0	98.9	305.6	1,920
2001	633.5	286.0	34.2	143.7	108.0	347.5	2,234
2002	768.2	265.2	16.5	153.3	93.5	503.0	3,463
YTD May '02	232.8	106.0	20.1	56.0	29.9	126.8	787
YTD May '03	302.7	106.6	3.8	58.8	44.0	196.1	1,325
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	1



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Vancouver Island/Coast Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Vancouver Isl./Coast		**716,395**	**715,404**	**719,602**	**722,317**	Esquimalt	DM	16,747	16,784	16,984	16,903
Saanich	DM	107,674	107,758	108,543	108,084	Central Saanich	DM	15,707	15,813	15,993	15,995
Victoria	C	77,195	77,383	78,389	77,941	Colwood	C	14,489	14,436	14,410	14,534
Nanaimo	C	75,327	75,559	76,383	76,787	Powell River	DM	13,674	13,561	13,543	13,581
Campbell River	DM *	30,205	29,859	29,802	29,718	Comox	T *	11,687	11,645	11,632	11,809
North Cowichan	DM	27,063	27,149	27,276	27,457	Sidney	T	11,334	11,305	11,362	11,281
Langford	DM	19,271	19,571	19,796	20,117	North Saanich	DM	10,827	10,792	10,824	10,824
Courtenay	C *	18,973	19,057	19,160	19,435	Parksville	C	10,311	10,550	10,713	10,763
Port Alberni	C *	18,734	18,557	18,535	18,465	Sooke	DM *	-	9,143	9,140	9,255
Oak Bay	DM	18,534	18,446	18,506	18,360	View Royal	T	7,258	7,441	7,619	7,914

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Campbell River

Campbell River Casino & Convention Centre,
Campbell River Indian Band & Trillium Gaming Inc.
Ph: (250) 286-6949
Proposed $7.7-million 20,000 sq ft casino with 300 slot machines and 30 gaming tables and 120-room hotel, health club, 300-seat restaurant, 10,000 sq ft convention centre, and banquet hall is being developed in conjunction with the Campbell River Indian Band as part of a $29 million resort complex located in the Discovery Harbour Marina District in downtown Campbell River. Awaiting approvals for the casino from the provincial government. Project will be completed in phases and is expected to create 400 permanent jobs. Casino to proceed first.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 29 — Finish: Late 2004
First Entry: 98-09 — Last Update: Mar 2003

Central Saanich

Tsawout Residential/Commercial Development,
Tsawout Indian Band Ph: (250) 652-9101
Proposed three-phase development of reserve lands including 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Phase 1: up to 600,000 sq ft retail space. Phase 2: 110 single-detached and multiple-family housing units on leased land. Phase 3: hotel. Plans for development at conceptual stage. New project team working on funding for the project

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: Spring 2005
First Entry: 98-09 — Last Update: Jun 2003

Colwood/Langford

Olympic View Neighbourhood Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also a 6.9-ha park, a 120-room hotel, 3500 sq m of office and retail space, and a new nine-hole golf course. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd. Rezoning has been approved. Development permits not yet applied for.

Status: Proposed — Start: Jul 2003
Est. Cost ($ million): 60 — Finish: Early 2006
First Entry: Dec 1997 — Last Update: Jun 2003

Duncan

Georgia Strait Crossing Natural Gas Pipeline,
Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41-cm-diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. Approval required from the National Energy Board (NEB). The US Federal Energy Resources Commission has approved the pipeline September 2002. NEB received application and environmental scoping submission. Public hearings under the Canadian Environmental Assessment Act resumed in Feb 2003 and a decision by the NEB is expected in fall 2003. Capital cost is for 60-km Canadian portion.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 130 — Finish: Oct 2007
First Entry: Sep 1999 — Last Update: Jun 2003

Gold River

Ucona River Hydroelectric Project,
Ucona River Joint Venture
Proposed run of river hydroelectric power project on the Ucona River near Gold River. Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Mar 2003 — Last Update: Mar 2003

Ladysmith

Granby Harbour,
Concept Bank - SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed rooms and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multifamily and single family living units, a graduated retirement community, vacation cottages, a live-work artisan mews, retail areas, water park, health spa, and wellness facility, a small convention centre of 300 seats, restaurant/lighthouse, yacht club, marina, parking and lineal park system. A master plan is complete. Stabilization and reclamation of Slag Point and harbour awaiting federal, provincial and municipal approval. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel) Approval of permits pending. Some components will be sold to developers to build. Awaiting approval from Lands & Waters as well as Highways.

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): 300 — Finish: Summer 2014
First Entry: Mar 2000 — Last Update: Jun 2003

Langford

Langford Power Centre,
Alliance Blue Corporation Ph: (250) 474-6919 (Langford City)
Proposed development of a 350,000-sq-ft shopping centre with parking for 1500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Road from McCallum Road to Treanor Avenue as well as installation of bike lanes, treed boulevards and sidewalks. Project has received re-zoning. Website: www.alliancebluecorp.com

Status: Proposed — Start: ?
Est. Cost ($ million): 56 — Finish: ?
First Entry: Dec 2001 — Last Update: Jun 2003

Langford

Lakewood Neighbourhood,
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000-sq ft townhome/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Drive. Proposal went before City Council. Public hearings held in Nov 2001. Engineer: 1st Team Engineering Ltd. In rezoning process. Environmental studies are underway. Project will proceed when sewer arrangements are worked out with municipality.

Status: Proposed — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Mar 1999 — Last Update: Jun 2003

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1. Vancouver Island/Coast

Langford

Mixed Use Residential Development/Hulls Field,
Harling Point Estates Ph: (250) 385-4565
Proposed 100,000-sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd (Hull's Field). In 3rd reading of the rezoning process. Architect: E. Barker Architect.

Status: Proposed — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Mar 1999 — Last Update: Jun 2003

Nanaimo

Vancouver Island Conference Centre,
City of Nanaimo Ph: (250) 755-4429
Public-private partnership proposals being invited from firms or consortiums interested in developing a new hotel and conference centre (providing 38,000 sq. ft. of meeting space as well as other ancillary uses) to be located in the downtown core of the City. Front Street Projects' (majority owner InSight Holdings) plan to redevelop the old Malaspina Hotel into a conference centre and 169 room hotel has been approved.

Status: Proposed — Start: Jan 2004
Est. Cost ($ million): 42 — Finish: Mar 2005
First Entry: Sep 2001 — Last Update: Jun 2003

Nanaimo

Vancouver Island Generation Project,
BC Hydro Ph: (604) 528-1600
Up to 295-MW natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline (see separate entry) would be necessary to provide fuel for the plant. Environmental Assessment Act approval expected in summer 2003. BC Utilities Commission hearings commencing.

Status: Proposed — Start: Jul 2005
Est. Cost ($ million): 380 — Finish: Late 2006
First Entry: Jun 2000 — Last Update: Jun 2003

Nanaimo

Nanaimo Regional General Hospital - Acute Expansion Phase II.,
Vancouver Island Health Authority Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Funding approved in May 2003 and tenders closed late Jun 2003. Website: www.viha.ca

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 29 — Finish: June 2005
First Entry: Sep 1997 — Last Update: Jun 2003

Near Nanaimo

Terasen Vancouver Island Gas System Upgrades,
Terasen Utilities Ph: (403) 514-6401
Terasen's proposal, as an alternative to the Vancouver Island Generation gas electricity project, is to develop a Vancouver Island Liquefied Natural Gas (storage) facility and add to the pipeline distribution system. Preliminary details presented to recent BC Utilities Commission hearings on the Vancouver Island Generation project (see separate entry of that name in Nanaimo).

Status: Proposed — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Jun 2003 — Last Update: Jun 2003

Oak Bay

Carlton House Seniors Residences
Ph: (250) 598-3311 (Oak Bay Municipality)
Assisted living condominiums in 88 units at Oak Bay Ave and Elgin Street. Site preparation underway.

Status: Proposed — Start: Apr 2003
Est. Cost ($ million): 14 — Finish: Spring 2004
First Entry: Dec 2002 — Last Update: Jun 2003

Port Alberni

Eagle Rock Materials Project, Polaris Minerals
Ph: (250) 720-2700 (Alberni-Clayoquot Regional District
Proposed gravel pit to supply gravel to California market. Coalition of two First Nations, the Hupacasath and the Ucluelet First Nation and a Vancouver company Polarus Minerals have formed a company to mine an area in the Port Alberni Inlet, with a 100 year mine life. Presently applying for permits from Federal, Provincial and Regional governments. Environmental assessment and permits are likely to be in place by Summer 2003. Process for seeking financing underway.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 115 — Finish: Fall 2005
First Entry: Dec 2002 — Last Update: Mar 2003

Port Alberni

Port Alberni Aluminum Smelter,
Alberni Aluminum Company Ph: (250) 723-2146 (City of Port Alberni)
Feasibility study completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors. Should the project not proceed, two other locations outside BC are being considered.

Status: Proposed — Start: Summer 2006
Est. Cost ($ million): 1400 — Finish: Late 2007
First Entry: Dec 2000 — Last Update: Jun 2003

Port Hardy

Palmerston/Mt. Brandes Wind Power Project,
Stothert Power Corp. Ph: (604) 681-8165
Proposed 50 Megawatt wind power project on the northwest coast of Vancouver Island 40 km west of Port Hardy. Anemometer towers are being erected. Project was successful in bid for a BC Hydro power purchase contract in April 2003. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 75 — Finish: Spring 2006
First Entry: Jun 2003 — Last Update: Jun 2003

Port Hardy

Sea Breeze Wind Power Project,
Sea Breeze Energy Inc. Ph: (604) 639-8186
Up to 750 megawatts in wind parks holding 250 wind turbines which may be located on several sites being researched on Vancouver Island. Sites near Port Hardy, Port McNeill and Sayward are being examined. Land and Waters have approved 6 sites for temporary wind monitoring towers. Capital cost is for the first 50 wind turbines. Project was not selected by BC Hydro for it's recent green power generation call for tenders.

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 250 — Finish: Fall 2005
First Entry: Jun 2002 — Last Update: Jun 2003

103-05711/

Port Hardy

Limestone Quarry,
Graymount Western Ph: (801) 262-3942
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. Project on hold indefinitely.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 1999
Start: 2004
Finish: 2005
Last Update: Sep 2002

Saanich

Highway 17 Upgrades,
Ministry of Transportation Ph: (250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Highway for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Very preliminary based on a report prepared by Earth Tech (Canada).

Status: Proposed
Est. Cost ($ million): 112
First Entry: Mar 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Saanich

773 Cordova Bay Road Residential and Industrial Project,
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2-ha site at 773 Cordova Bay Rd. Architect: Number Ten Architect Group. Subdivision application remains pending for boundary adjustment. Plans for the development not expected until Fall 2003. As at June 2003, no application has be submitted for development.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Start: Spring 2004
Finish: Summer 2006
Last Update: Jun 2003

Sooke

Sooke Sewage Treatment Plan,
District of Sooke Ph: (250) 642-5155
Sewage collection system and a wastewater treatment plant for the Sooke community. Public-private partnership with Epcor in place. Public hearing will occur in Fall 2003.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 2003
Start: Spring 2004
Finish: Fall 2005
Last Update: Jun 2003

Sooke

Shambrook Hill Development,
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Road. Rezoning has been approved, new lots will be ready for sale in mid to late 2003.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2002
Start: Sep 2003
Finish: 2007
Last Update: Jun 2003

Ucluelet

Ucluelet Mixed Use Development, Elke Loof-Koehler
Ph: (250) 726-4241 (Alberni-Clayoquot Regional District
Proposed multi- use development on 40 hectares of waterfront in Ucluelet will include 200 townhomes, a pub, a major hotel, a wellness center and spa and seniors home. Also included will be affordable housing and retail space. There is a provision for a pool, skate board park, and accomodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. owned land is 50 acres which has been sold to the company by the district.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2002
Start: Summer 2003
Finish: Fall 2005
Last Update: Jun 2003

Victoria

Park Residences - Residential development,
West Bank Ph: (250) 920-7272
129 unit at the corner of Wilson St. and Tyee Road to start construction Fall 2003.

Status: Proposed
Est. Cost ($ million): ?
First Entry: Jun 2003
Start: Fall 2003
Finish: Nov 2004
Last Update: Jun 2003

Victoria

Vacation Ownership Club,
Pearson Group, The Ph: (250) 468-7121
A vacation ownership club development in downtown Victoria at Humbolt and Blanshard. Approximately 135,000 sq ft of suites and commercial space including 141 bedroom units, a gourmet market, restaurants and a spa. Excavation is expected to begin October 2003.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Start: Fall 2003
Finish: Early 2005
Last Update: Jun 2003

Victoria

Residential Towers Songhees,
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10 , 11 and 13 storeys and series of townhouses totalling 597 units. Rezoning and development permits are in place. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Start: Summer 2003
Finish: Fall 2005
Last Update: Jun 2003

Victoria

University of Victoria Expansion,
University of Victoria Ph: (250) 721-6139
A new 7,800-square-metre engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full time places by the year 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Provincial government approved funding.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Dec 2002
Start: Summer 2004
Finish: Fall 2005
Last Update: Mar 2003

1. Vancouver Island/Coast

Victoria

Hotel and Residential Complex,
GMC Projects Ph: (250) 389-2662 (Architect)
Proposed seven storey hotel-condominium complex at Pandora Avenue and Fisgard Street. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528-532 Pandora Ave which will be restored and integrated into the complex. The project will include two buildings - a seven storey, 99 room hotel facing Pandora Street, and a six-storey residential building containing 78 condominiums, facing Fisgard Street. Development permit has been approved.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: Jun 2003
Finish: Spring 2005
Last Update: Jun 2003

Victoria

Belleville Ferry Terminal Redevelopment,
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates four ferry lines (Coho, Clipper, Star and Express). Plans are for a 45,000-sq ft, three storey terminal to include a two-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000-sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism. Project under review by provincial government.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 1999
Start: ?
Finish: ?
Last Update: Mar 2003

Victoria

Victoria Sewage Treatment Plant,
Capital Regional District Ph: (250) 360-3000
Proposed sewage-treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been sent to the Ministry of the Environment for review. The project has been approved but there are no specific plans to begin the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Start: 2004
Finish: 2007
Last Update: Jun 2003

STATUS: ON HOLD

Langford

Goldstream Meadows Residential Development,
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000-sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Drive, the lake and E&N Railway line. Rezoning completed. Bas Smith Architecture Inc. is architect for townhouse units. Property is for sale.

Status: On hold
Est. Cost ($ million): 36
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Jun 2003

Salt Spring Island

Salt Spring Island Village Resort,
Saltspring Island Village Resorts Ph: (250) 537-2711 (Islands Trust)
Time-shared accommodation to contain 123 units at 315 Robinson Road. Common building contains a pool, meeting rooms and other facilities. First 50 units and lodge started with framing completed but project is currently on hold.

Status: On hold
Est. Cost ($ million): 14
First Entry: Sep 1997
Start: 1996
Finish: ?
Last Update: Mar 2003

Sooke

Deer Trail Resort,
Deer Trail Development/Cinema XL Group Ph: (250) 384-3590
Proposed Deer Trail Lodge, adjacent hotel, cottages, and other facilities to be built in phases over 10 - 15 years. Development permit approved. Preparing working drawings for phase 1 ($25 million), destination resort. Phase 2 is a media village. First part of the development, a campground, is open. As of Dec 2001 the development permit has expired. There have been no further applications but planning is still ongoing

Status: On hold
Est. Cost ($ million): 150
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Jun 2003

Victoria

Victoria Harbour Centre for the Performing Arts,
Victoria City Ph: (250) 361-0382
Proposed performing arts centre at Ship Point on the Inner Harbour. Application for Canada-British Columbia Infrastructure Program funds is under consideration. In the very early stages of planning. Project is jointly owned by Victoria, Oak Bay and Saanich. Seeking private and public funding.

Status: On hold
Est. Cost ($ million): 45
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Mar 2003

Victoria

Conventional Ferries Construction,
BC Ferries Corporation Ph: (250) 381-1401
As many as three major ferries could be replaced over the next 10 years. A strategic plan was developed in spring 2001 which identified when to replace the ferries and what the appropriate type of replacement vessel would be. On hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Mar 2003

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STATUS: UNDER CONSTRUCTION

Colwood

Royal Bay Housing Development,
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2800 homes) development on 250-ha site on Metchosin Road over 20 years. Phase 1 includes 646 single units, duplex homes, and townhouses with no further development until the completion of the Millstream Connector. Later phases will include townhomes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase I are The Hatley and The Delora. They are completely serviced and all lots are sold. The next phase 1A : The Woods will have 119 lots, 3 duplex lots and 103 townhomes. 30 lots are ready for development as at Mar 03. Primary planning consultant: Cityspaces Consulting.

Status: Under Construction
Est. Cost ($ million): 150
First Entry: Dec 1997
Start: Mar 2000
Finish: 2020
Last Update: Mar 2003

Courtenay

Mt. Washington Ski Resort,
Mt. Washington Ski Resort Ph: (250) 338-1386
Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Another lodge and retail/commercial area are being planned. In Fall 2002 a new six seater high speed chairlift was installed. A hotel with 60 units is in preliminary planning stages - construction to start 2004. A proposed firehall/public works building is on hold. A proposal for a new hotel will be submitted July 2003. Bear Lodge, which has been on hold, will be available for pre-construction sales Summer/Fall 2003.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Sep 1997
Start: Summer 2000
Finish: 2004
Last Update: Jun 2003

Esquimalt

CFB Esquimalt Projects - Fleet Maintenance Cape Breton Consolidation, Department of Defence Ph: (250) 363-7928
New buildings for dockyard shop consolidation ($70 million). Six of the 13 phases are completed. The next phases include the Fleet Maintenance Building 39,000 sq m (under construction), a new tank farm to replace Colwood Jetty refuelling facility ($44.8 million) was awarded to NAC Constructors Ltd. with construction started November 2001. A Naval officer training facility is awaiting proposals from proponents. Package 7 of 13 tendered but not yet awarded. Balance of project is on hold.

Status: Under Construction
Est. Cost ($ million): 170
First Entry: Dec 1997
Start: Jan 1999
Finish: 2007
Last Update: Mar 2003

Langford

Bear Mountain Golf Resort,
LGB9 Dev. Corp Ph: (250) 474-7344
28 phase residential development (1800 homes) to include two Jack Nicklaus golf courses and clubhouse over 10 -12 years. First golf course nearing completion. Development between two municipalities, Langford and Highlands. Course scheduled to open August 1 2003. Construction of 15 holes is complete. First of two club houses has started construction for a Sept 2003 opening. First three residential phases have been presold with services to be completed for a Sept 2003 construction start. Website: www.bearmountaingolf.com

Status: Under Construction
Est. Cost ($ million): 50
First Entry: Dec 2002
Start: Mar 2002
Finish: 2014
Last Update: Jun 2003

Langford

Westwind Plaza Ph: (250) 478-3121
Six buildings with total of 9896 square metres of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Architect: Moore Paterson Group. Phase 1: Beer & wine store is complete. Phase 2: 35,000-sq ft development including 125-seat restaurant, 125-seat pub and 8000-sq ft commercial/retail space (construction complete), nightclub and cabaret completed July 2001. As of Sept. 2002, 2 buildings have been built out of 6. Project will proceed as market warrants development. Owners have applied to amend development application to add two additional buildings.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Jun 1999
Start: Late 1999
Finish: Dec 2004
Last Update: Mar 2003

Nanaimo

Country Club Centre Shopping Mall Renovations,
Northwest Group of Companies Ph: (604) 299-7517
Redevelopment of the existing mall to create spaced for four new major retailers, including Shoppers Drug Mart, Future Shop, La-Z-Boy, and JYSK Linen.

Status: Under Construction
Est. Cost ($ million): 18
First Entry: Mar 2003
Start: Feb 2003
Finish: Fall 2003
Last Update: Jun 2003

Nanaimo

Malaspina University College Expansion,
Malaspina College Ph: (250) 753-3245
Construction of a five-storey (approx. 60,000 sq ft) applied sciences/training & education centre reached substantial completion in Dec 2001. Construction of two buildings (heavy-duty construction shop and physical plant) completed in Nov 2001. Construction of an office building for the International Program will be completed in Jul 2003. An expansion of the Library is out to tender and will close July 2003 - construction to be complete in Spring 2004. The seismic upgrading and expansion of a cafeteria is complete while a second cafeteria is currently being upgraded. Construction of centre for shellfish research is to start fall 2003.

Status: Under Construction
Est. Cost ($ million): 21
First Entry: Jun 2000
Start: Jan 2001
Finish: Summer 2004
Last Update: Jun 2003

Nanoose

Pacific Shores Nature Resort,
Ocean Place Holdings Ltd. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. Completed 76 units consisting of 64 timeshare and 12 wholly-owned units. An additional 18,000 sq ft will include a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office were completed May 03. 32 two bedroom units to start September 03.

Status: Under Construction
Est. Cost ($ million): 15
First Entry: Sep 1997
Start: Spring 1998
Finish: Late 2003
Last Update: Jun 2003

1. Vancouver Island/Coast

North Saanich

Victoria International Airport Expansion,
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 completed. Stage 6: The tendering and construction of the departure and passenger check-in area has been deferred to the end of 2004 due to Air Canada's financial difficulties. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Under Construction
Est. Cost ($ million): 21
First Entry: Jun 1999
Start: Late 2000
Finish: Late 2004
Last Update: Jun 2003

Saanich

5300 Cordova Bay Road Residential/Commercial/Golf Course Development, Jawl Industries/McArthur Park Estates
Ph: (250) 475-1775 (Saanich Municipality)
215-unit residential buildings, 1100-sq m commercial space, and nine-hole golf course on 15 ha at 5300 Cordova Bay Rd. The residential development consists of 12 separate complexes. 4 buildings are complete and two townhouse complexes are to be complete by August 2003. A townhouse/condominium building of 58 units is expected to start construction October 2003. There is currently no schedule for the remaining 5 buildings. The golf course and club house are complete.

Status: Under Construction
Est. Cost ($ million): 60
First Entry: Dec 1997
Start: 1998
Finish: ?
Last Update: Jun 2003

Sooke

Silver Spray Resort,
Michael and Roxanne Thornton Ph: (250) 642-1634 (Sooke District)
Proposed 174-acre, 85 suite hotel/lodge, 127 single family homes, 9 hole golf course and 115 berth marina.

Status: Under Construction
Est. Cost ($ million): 50
First Entry: Jun 1999
Start: Fall 2002
Finish: Summer 2008
Last Update: Dec 2002

Vancouver

Callisto Residential Building - Coal Harbour,
Coal Harbour Properties Partnership Ph: (604) 893-8880
Townhomes and 35 floor tower in Coal harbour at 1281 W. Cordova to include 130 units. Architect: Hancock Bruckner Architects.

Status: Under Construction
Est. Cost ($ million): 110
First Entry: Dec 2002
Start: Late 2002
Finish: Summer 2004
Last Update: Jun 2003

Victoria

Royal Roads University Campus Building Development,
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: 1) renovation of the Grant Building, a 5760 sq m National Heritage Designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, is complete. The Second Project which is on hold is a new Living/Learning Centre, an 8000 sq m building containing 180 student residences, lecture halls, seminar rooms, faculty offices, and other services on a 3 acre site. Architect: Williams + D'Ambrosio Architects.

Status: Under Construction
Est. Cost ($ million): 15
First Entry: Jun 2002
Start: Sep 2002
Finish: Summer 2004
Last Update: Jun 2003

Victoria

Enhanced Disinfection Water Treatment Facilities,
Capital Regional District Ph: (250) 474-9604
Two water treatment plants for the Victoria area to use ultraviolet light. The Japan Gulch facility is designed to treat up to 500 ML/d and will include 15 UV reactors. Charters Creek is designed to treat 11 ML/d and will include two UV reactors. Contractor: Knappett Construction Ltd.

Status: Under Construction
Est. Cost ($ million): 22
First Entry: Mar 2001
Start: Apr 2003
Finish: Early 2005
Last Update: Jun 2003

Victoria

Marriott Garden Hotel,
Concert Properties Ltd. Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Garden Hotel located at 428 Humboldt St is under construction. The $34 million hotel is the first phase of the 386,000 sq ft project to eventually include a 19 storey apartment hotel. Rezoning is complete for Phase 2 and 3: two high-rise residential towers. The first residential tower is in the preliminary design stage. The hotel will be completed in early 2004 and will include approx 5000+ sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Building of the hotel is expected to create 200 full time jobs. Architect: Lawrence Doyle Architects. Dates are for hotel construction.

Status: Under Construction
Est. Cost ($ million): 90
First Entry: Sep 1999
Start: Late 2002
Finish: Spring 2004
Last Update: Jun 2003

Victoria

Multi-Purpose Arena/Convention Facility,
RG Properties & City of Vic Ph: (604) 298-6444
New arena to replace Memorial Arena to include up to 7500 seats. Private partner was selected to proceed with a design-build operate package based on a 30 year agreement. Site clearing and preparation is complete and construction started June 2003. Architect: ICR Architecture.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Sep 1997
Start: Summer 2003
Finish: Fall 2004
Last Update: Jun 2003

Victoria

Railyards Residential and Commercial Development,
CN Real Estate Ph: (250) 480-7811 (Architect)
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Road) with 482 townhouses, apartments, and live/work units and 11,000 sq ft of commercial space; approximately 416,000 sq ft in total. Construction has begun on phase I and phase 2 will begin fall 2003.

Status: Under Construction
Est. Cost ($ million): 80
First Entry: Sep 1997
Start: Apr 2003
Finish: Spring 2005
Last Update: Jun 2003

Victoria

Selkirk Waterway Project,
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10-ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building and a Montessori school, all completed. A six storey office and a waterfront mixed-use structure including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft. high-tech building and 350 stall parkade at 401 Garbally are to begin construction July 2003. A 28 suite condominium building, a 37 suite condominium building and 8 townhouses at 300 Waterfront Rd. are also to begin construction July 2003.

Status: Under Construction
Est. Cost ($ million): 100
First Entry: Sep 1997
Start: 1994
Finish: 2006
Last Update: Jun 2003

Victoria/Capital Regional District

Hartland Landfill Improvements,
Capital Regional District Ph: (250) 360-3000
Several phases of ongoing improvements including capping, landfill gas recovery, leachate management and site infrastructure at Hartland landfill. Phase 1 and 2 are complete. Equipment is on order for a gas-utilization technology to generate electricity, for approx 3 MW. The gas utilization contract has been awarded to MAXIM Energy Corp. Operation is expected to start November 2003.

Status: Under Construction
Est. Cost ($ million): 27
First Entry: Sep 1997
Start: 1992
Finish: Late 2003
Last Update: Jun 2003

STATUS: COMPLETED

Victoria

Shoal Point Residential Development,
Huron Street Developments Ph: (250) 388-6608
Residential project in three buildings beside Fishermens Wharf at the Chevron site, includes two floors of marine-related businesses, and 156 condos including 14 live-work units. Phase 1 (marine commercial space and 62 condos) is complete. Phase 2 which includes 20,000 sq ft of commercial space and 43 condos is complete. Phase 3: 12,000 sq ft of commercial space and 55 condos was complete June 2003.

Status: Completed
Est. Cost ($ million): 100
First Entry: Sep 1997
Start: Mar 1999
Finish: Jun 2003
Last Update: Jun 2003

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Mainland/Southwest Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2002) : 65.3
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	283.1	178.0	381.2	276.8	139.4	1,343.9	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.3	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.2	193.7	553.3	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.2	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.8	354.3	212.8	769.8	466.4	258.6	2,199.7	827.7	0.340	0.178	0.518	1996
2001	130.8	378.7	222.4	791.8	577.7	291.8	2,393.1	940.2	0.320	0.183	0.503	2001
2006	125.4	383.6	236.7	812.3	703.9	329.3	2,591.2	1,052.3	0.290	0.188	0.478	2006
2011	133.2	375.0	250.1	842.8	818.9	379.6	2,799.4	1,175.4	0.266	0.199	0.464	2011
2016	142.7	372.4	255.9	887.7	883.5	468.0	3,010.2	1,303.1	0.254	0.231	0.485	2016
2021	150.0	389.0	243.3	940.0	923.2	569.2	3,214.7	1,414.3	0.256	0.270	0.526	2021
2026	153.7	411.7	243.0	968.1	952.4	681.5	3,410.4	1,509.9	0.261	0.315	0.576	2026
2031	154.2	429.4	255.5	976.1	985.8	789.0	3,590.0	1,603.1	0.263	0.356	0.619	2031

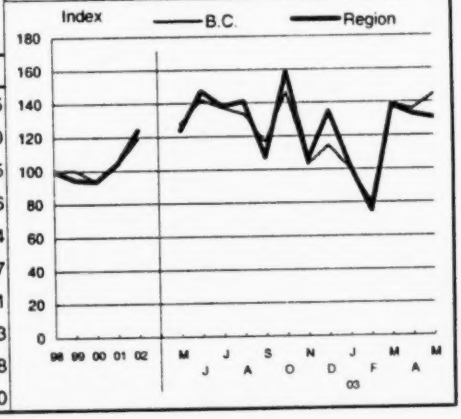
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

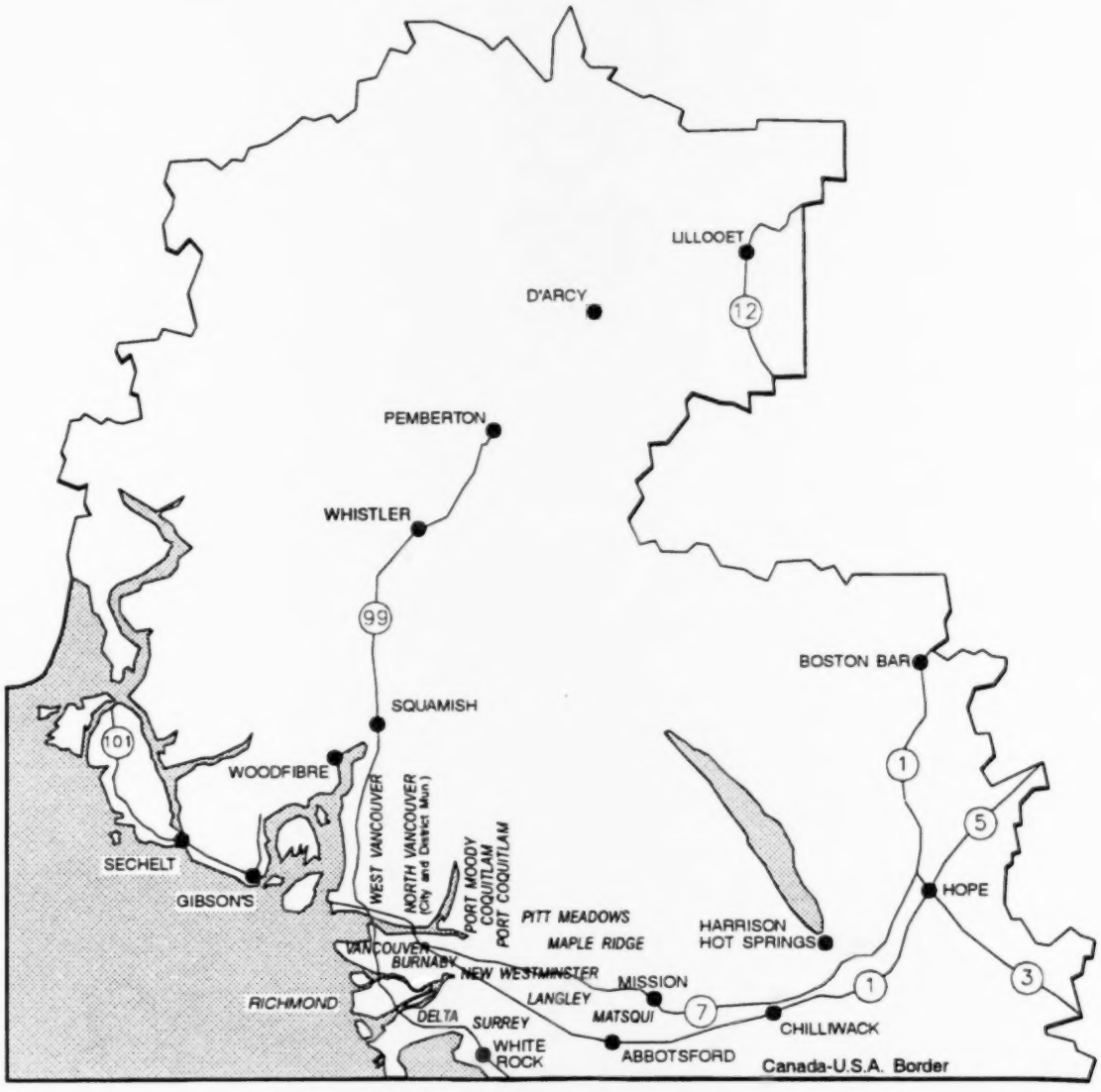
Year	Total	Non Residential				Residential		Total Permits Index 1998=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275	
1997	3,708.2	1,310.7	183.7	953.3	173.6	2,397.6	18,440	
1998	3,236.3	1,414.9	189.2	944.3	281.4	1,821.4	13,115	
1999	3,061.9	1,304.9	231.0	749.5	324.4	1,757.0	11,496	
2000	3,029.7	1,412.9	185.1	929.3	298.4	1,616.8	10,024	
2001	3,369.4	1,376.9	150.5	795.0	431.3	1,992.5	11,717	
2002	4,016.9	1,199.6	162.2	779.8	257.6	2,817.3	17,391	
YTD May '02	1,485.7	642.7	69.6	394.0	179.0	843.1	4,993	
YTD May '03	1,498.9	420.3	61.8	269.8	88.6	1,078.6	6,528	
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	0	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

Mainland/Southwest Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Mainland/Southwest		**2,329,096**	**2,362,960**	**2,401,743**	**2,430,833**	Maple Ridge	DM	62,807	64,459	66,269	68,527
Vancouver	C	561,955	569,676	577,256	577,772	Chilliwack	DM	65,052	65,216	65,850	66,611
Surrey	C	347,212	355,559	365,523	376,757	New Westminster	C	56,112	57,724	57,713	57,603
Burnaby	C	195,675	200,292	204,407	205,955	Port Coquitlam	C	52,146	52,747	53,941	55,793
Richmond	C	166,962	169,203	172,547	174,617	North Vancouver	C	45,284	45,932	46,756	47,893
Abbotsford	C	116,847	118,867	121,263	124,591	West Vancouver	DM	42,941	42,896	43,033	42,778
Coquitlam	C	114,271	116,003	118,621	120,967	Mission	DM	32,422	32,547	32,793	32,907
Delta	DM	100,961	101,383	101,515	101,226	Port Moody	C	24,239	24,460	25,047	25,545
Langley	DM	89,760	90,298	90,989	90,997	Langley	C	24,409	24,597	24,885	24,682
North Vancouver	DM	85,466	85,649	86,084	85,720	White Rock	C	18,639	18,761	19,049	19,408

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

Abbotsford Residential Development,
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Conceptual plans reviewed and rezoning required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Mar 2003

Abbotsford

Abbotsford Hospital and Cancer Centre,
Fraser Health Authority Ph: (604) 556-5062
Proposed 300-bed, 55,000 sq m hospital and cancer treatment centre at Gladwyn Avenue and Marshall Road, previously known as the Fraser Valley Regional District General Hospital. Architect: Architectura. A Request for Expressions of interest in public-private sector partnering was issued in March 2003 to select 4 firms for the RFP stage. Shortlisted May 2003 were: Access Health Abbotsford, Fraser Valley Health Partnership, The Healthcare Infrastructure Company of Canada, The Vancouver Health Care Group.

Status: Proposed
Est. Cost ($ million): 210
First Entry: Dec 1997
Start: Jun 2004
Finish: Dec 2007
Last Update: Jun 2003

Burnaby

SFU - Technology and Sciences Complex - Faculty of Science,
Simon Fraser University Ph: (604) 291-4743
New 8,250 square metre building for Faculty of Science and Applied Science includes office and laboratory space.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Jun 2003
Start: Late 2004
Finish: Late 2006
Last Update: Jun 2003

Burnaby

SFU - Technology and Sciences Information Technology Laboratory,
Simon Fraser University Ph: (604) 291-4743
Offices and laboratory space will be provided in the new 13,550 square metre building to support initiatives in Information Technology.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Jun 2003
Start: Late 2004
Finish: Late 2006
Last Update: Jun 2003

Burnaby

5600 Thorne Avenue Business Park,
Anthem Properties Ph: (604) 683-1256
Business park for industrial and corporate tenants on a 22-acre subdivision site in the Big Bend industrial area at 5600 Thorne Ave. Marketing for the first of 5 phases is underway. Website: www.anthemproperties.com

Status: Proposed
Est. Cost ($ million): 28
First Entry: Mar 2003
Start: Summer 2003
Finish: 2008
Last Update: Mar 2003

Burnaby

Residential High Rises,
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30 and 32 storeys at the 4600 block of Lougheed in Burnaby to provide 370 residences. Development application to be submitted summer 2003. Architect: Dikeakos and Cotter Architects.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Jun 2003

Burnaby

Simon Fraser University - Faculty of Arts Expansion,
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Mar 2003
Start: Late 2005
Finish: Late 2007
Last Update: Jun 2003

Burnaby

Simon Fraser University - School for the Contemporary Arts Building, Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art & culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or at the SFU Burnaby campus. Website: www.sfu.ca/Facilities Management

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Start: Late 2004
Finish: Late 2005
Last Update: Jun 2003

Burnaby

Simon Fraser University - Technology and Sciences Complex - Module 1, Simon Fraser University Ph: (604) 291-4743
New building of 100,000 sq ft to house the Science and Applied Science classrooms, labs and research support. To be tendered in January 2004. Website: www.sfu.ca/Facilities Management

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Start: Early 2004
Finish: Spring 2004
Last Update: Jun 2003

Burnaby

Burnaby Waste to Energy Project,
Greater Vancouver Regional District Ph: (604) 432-6200
New generation of 118 gigawatt hours of electricity at the pulp and paper mill using municipal solid waste. Project has been short listed by BC Hydro for possible acceptance under its customer based generation program. Turbines have been ordered. Project was successful in bid for a BC Hydro power purchase contract in April 2003. Bid process to be concluded end of Sep 2003.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2002
Start: Fall 2003
Finish: Summer 2004
Last Update: Jun 2003

2. Mainland/Southwest

Burnaby

Burnaby Lake Rejuvenation Project,
City of Burnaby Ph: (604) 294-7944
Removal of approximately 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2170 m long). Received Environmental Assessment Act approval. In discussions with province regarding funding.

Status: Proposed — Start: ?
Est. Cost ($ million): 26 — Finish: ?
First Entry: Jun 2002 — Last Update: Jun 2003

Burnaby

Burnaby Secondary School,
Burnaby School District Ph: (604) 664-8441
Proposed new secondary school with a capacity of 1500 students on a 15 acre site. School will be located at 6969 10th Avenue. Project is at design and value analysis stage. Project expected to go to tender in summer 2003 but has not done so as at June 2003.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 20 — Finish: Aug 2004
First Entry: Sep 2001 — Last Update: Jun 2003

Burnaby

Lake City Court Office Buildings,
Tonko Novam Ph: (604) 684-1198
Total of 240,000 sq. ft. of office space at Lake City Court at 8081 Lougheed Highway. The first of two low-rise office buildings is completed. Rezoning is pending for second building (110,000 sq ft). Second phase may proceed in summer 2003.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 35 — Finish: Fall 2006
First Entry: Jun 1998 — Last Update: Jun 2003

Burnaby

Metrotower III,
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000- to 425,000-sq. ft tower adjacent to Metrotowers I and II. Preleasing underway, major tenant being sought. No further development expected before 2005.

Status: Proposed — Start: 2004
Est. Cost ($ million): 60 — Finish: 2006
First Entry: Jun 1998 — Last Update: Mar 2003

Burnaby

UniverCity Highlands,
Burnaby Mountain Community Corporation Ph: (604) 291-3220
Proposed creation of a mixed-use, pedestrian-oriented townsite complex on 81 ha with University Drive frontage to include housing, shops, services and recreational facilities. Plans adopted by city. Proposed 1800 residential units with school, park and mixed-use commercial main street. BMCC will retain ownership and control of retail space. Architect: Hotson Bakker Architects. The first phase of development will include a park, elementary school and 400 residential units and will be at the east end of the campus. The Cornerstone Building being developed by the SFU Community Trust is a mixed use development offering a variety of shops and other services will begin construction July 2003. See project 953 for Millennium Development Corporation's portion of the project. See project 954 for Intergulf Development's portion of the project and see project 955 for the Polygon Group of Companies portion of the project.

Status: Proposed — Start: Jul 2003
Est. Cost ($ million): 100 — Finish: 2012
First Entry: Dec 1997 — Last Update: Jun 2003

Chilliwack

Rogers Foods Ltd. - Pacific Division (Chilliwack).,
Rogers Foods Ltd. 250-546-8744
Proposed new 250 tonnes per day, state-of-the art flour mill. The new plant will mill wheat into custom, high quality flours, in bulk and bag, sold to commercial bakers, food processors, and distributors in the Lower Mainland of British Columbia and to export customers in Pacific Rim countries. 4 contracts are to be awarded. The first is for the major milling machinery which was awarded to OCRIM s.p.a. of Italy. Second: the rail siding and roadways awarded June 03 will start July 7. Third, the principal construction, has gone to tender to qualified contractors and will close July 17. Selections will be made Aug 1 2003 for an immediate construction start. Finally, the fourth contract is for a project manager which was awarded to Stantec. The construction is expected to complete Aug 2004 with the equipment installation completing Dec 2004.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 20 — Finish: Late 2004
First Entry: Mar 2003 — Last Update: Jun 2003

Chilliwack

Chilliwack Hotel and Convention Centre,
CTEW Group/City of Chilliwack Ph: (604) 793-2906 (City)
Development of a 105-unit condo development, retail space and 3 levels of parking and one main floor convention centre space. To be built downtown adjacent to the existing 100-room Rhombus Hotel. Currently in development stage.

Status: Proposed — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Sep 2001 — Last Update: Mar 2003

Coquitlam

Gateway Project - North Fraser Perimeter Road,
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route for improvements to provide improved trucking and vehicle route to connect the Highway 1 to the South Fraser Perimeter Project via a new Fraser River Crossing (see separate entries). Project would assist with flowthrough of traffic for the Olympic Games and in the future. Planning underway.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 70 — Finish: 2007
First Entry: Mar 2003 — Last Update: Mar 2003

Coquitlam

Silver Springs Residential Community,
Polygon Homes Ltd. Ph: (604) 877-1131
Master planned community at Pinetree and Lafarge Lake to include apartments and townhomes, clubhouse and other facilities. First two phases, Trillium and Whisper Ridge in pre-sales. Website: www.polyhomes.com

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 50 — Finish: 2007
First Entry: Mar 2003 — Last Update: Jun 2003

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Delta

Border Infrastructure Project - Highway 11 and Knight Street,
BC Ministry of Transportation/Government of Canada Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for a $7 million upgrade to Highway 11 at the Trans-Canada Highway, and the intersection at Vye Road, and provide $11 million for left turn bays for Knight Street at 6th, 33rd, 49th, and 57th Avenues. Preliminary planning stage.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Start: Spring 2004
Finish: Late 2007
Last Update: Jun 2003

Delta

Roberts Bank Container Terminal 2 and Deltaport Expansion,
Vancouver Port Authority Ph: (604) 665-9024
New container port adjacent to the existing Deltaport Container Terminal at Roberts Bank on one of four locations involving filling and dredging. Another phase, the Deltaport expansion, will be located on the southeast side of the existing port. In preliminary planning stages and will require Environmental Assessment Act approval. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Delta

Massey Tunnel Seismic Upgrade,
BC Ministry of Transportation Ph: (250) 387-3198
Seismic upgrade to the 600-metre long Massey Tunnel on Highway 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction. Seismic design is complete as of Nov 2002.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2001
Start: ?
Finish: ?
Last Update: Jun 2003

Hope

Cogburn Magnesium,
Leader Mining International (Calgary) Ph: (250) 356-7475 (BC Env Assessment Office)
250,000 t/yr quarry to produce magnesium silicate and 120,000 t/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW. Proponent is assembling land parcels.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Start: Spring 2004
Finish: Spring 2005
Last Update: Jun 2003

Langley

Fraser River Bridge Crossing,
Translink Ph: (604) 453-4500
Planned new crossing of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Environmental Assessment Act approval required and application will be submitted July 2003. Public open houses held in Feb 2003. Requests for Qualifications of proponents expected in Fall 2003. Website updates at: www.translink.bc.ca/fraser crossing.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Start: Spring 2004
Finish: 2007
Last Update: Jun 2003

Langley

Watercolours Residential and Commercial Development,
Equitas Development Corp. Ph: (604) 879-9940
Development on the 78 acre Interfor mill site on Glover Road to include 390 housing units, a 90 room hotel and recreational facilities. In approvals stage - at June 2003, waiting for fourth reading.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Start: Sep 2004
Finish: Sep 2006
Last Update: Jun 2003

Lillooet region

Cayoosh Ski Resort,
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,186-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3600 operating jobs. Environmental Assessment Act approval granted. Other permits and approvals to follow. Need to complete ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval in principle to develop and operate. Land and Water BC Inc. will establish a committee to co-ordinate master planning and related processes. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2003

New Westminster

Border Infrastructure Project - Highways 91A/91,
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/Queensborough bridge north interchange, $25 million for a new interchange at Howes St, and $10 million for a new interchange at 72nd Ave. Preliminary planning stage.

Status: Proposed
Est. Cost ($ million): 58
First Entry: Mar 2003
Start: Spring 2004
Finish: Late 2007
Last Update: Jun 2003

New Westminster

Queensborough Landing Shopping Centre,
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd Street. Wal-Mart store (132,000 sq ft) to open in Nov 2003. Other buildings to start construction in summer 2003. Phase I Walmart building under construction 130,000 sq ft. Started June 03. Phase II - Jan 04 starting 3 - 4 tenants 120,000 sq ft.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Mar 2003
Start: Apr 2003
Finish: Mar 2004
Last Update: Jun 2003

New Westminster

Residential Tower,
ONNI developments Ph: (604) 602-7711
Proposed 135 unit apartment high rise on Carnarvon Street with approx 36,000 sq ft of commercial space. Awaiting city approvals.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Start: Summer 2003
Finish: Spring 2005
Last Update: Jun 2003

2. Mainland/Southwest

New Westminster

The Woodlands,
BC Buildings Corporation Ph: (250) 952-8500
Residential units on 63 acres, two four storey town homes, four 16 storey high rises and other lower buildings. 1270 residential units and 280 senior residences on McBride Blvd and Camarvon St. Rezoning approved and BC Buildings Corp seeking a developer to purchase the land.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Start: Summer 2003
Finish: Summer 2005
Last Update: Jun 2003

New Westminster

Patullo Bridge Rehabilitation,
TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002), $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading. Seismic upgrades will not proceed before 2005. The proposal for the project will go to the Translink board for approval of capital funding in Sept 03. The tender of loading and painting will follow in October 2003.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Dec 2001
Start: May 2003
Finish: 2005
Last Update: Jun 2003

North Vancouver

The Pier (Versatile Shipyards) Development,
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 13 individual development parcels includes approximately 1.16 million square feet of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits are being processed for parcel 1 - 64,600 sq ft of commercial space, and parcel 2 - residential above commercial building for a total of 142,625 sq ft.. These will be the first two parcels built with construction to begin in 2003. A development permit is being processes for parcel 5 which includes a hotel with 108 rooms, a 10,000 sq ft. conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been stripped to the timbers and construction to convert them to commercial space may proceed in 2004. Parcel 3 will be 91,925 sq ft residential highrise with a small amount of commercial. Parcel 4 will be an additional 181,700 sq ft residential highrise. Parcel 9 contains a heritage building and will be gifted to the city for public use. The North Vancouver Museum and a sub sea centre are being considered for Parcel 9. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. The developer will be providing the following: a 690 ft. pier, a smaller floating pier, plazas and a waterfront walkway. Also see the Lower Lonsdale and Foot of Lonsdale projects.

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 2003
Start: Fall 2003
Finish: Fall 2006
Last Update: Jun 2003

North Vancouver

Shopping Centre - 879 Marine Drive,
Anthem Properties Ph: (604) 689-3040
Proposed shopping mall with 3 storeys (230,000 sq ft) with 6 levels of parking located at the existing Ford dealership near Capilano mall. Approvals being sought and it is expected that council will approve the application by July or Sep 2003. Architect: Kasian Kennedy Architects.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2002
Start: Apr 2003
Finish: Spring 2004
Last Update: Jun 2003

North Vancouver

Seymour Creek Village,
Squamish Nation and Kingswood Capital Corporation
Ph: (604) 892-5166
Proposed 479,200 sq ft over 12 hectares of commercial and retail development. One of the big box retail outlets will be 116,000 sq ft. Project in development stage and has been approved by band council and members. The development will be done in four stages. The provincial government has approved new access off Dollarton Highway and further access improvements off Seymour Parkway. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2001
Start: Spring 2004
Finish: Fall 2005
Last Update: Mar 2003

North Vancouver

Seymour Falls Dam Seismic Ugrade,
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the dam is in detailed design phase. Public consultation is ongoing as lands are part of conservation reserve. Final design is underway. GVRD have approved funds for the upgrade and pre-qualification of contractors will begin summer 2003 and be finalized September 2003. Project will go to tender fall 2003 for a construction start in Jan 2004.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 1998
Start: Dec 2003
Finish: Jun 2005
Last Update: Jun 2003

North Vancouver

The Pier (Versatile Shipyards) - Mixed Use Development,
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 13 individual development parcels includes approximately 1.16 million square feet of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits are being processed for parcel 1 - 64,600 sq ft of commercial space, and parcel 2 - residential above commercial building for a total of 142,625 sq ft.. These will be the first two parcels built with construction to begin in 2003. A development permit is being processes for parcel 5 which includes a hotel with 108 rooms, a 10,000 sq ft. conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been stripped to the timbers and construction to convert them to commercial space may proceed in 2004. Parcel 3 will be 91,925 sq ft residential highrise with a small amount of commercial. Parcel 4 will be an additional 181,700 sq ft residential highrise. Parcel 9 contains a heritage building and will be gifted to the city for public use. The North Vancouver Museum and a sub sea centre are being considered for Parcel 9. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. The developer will be providing the following: a 690 ft. pier, a smaller floating pier, plazas and a waterfront walkway. Also, 100 block of East Esplanade will require widening and realignment.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Jun 1998
Start: Summer 2003
Finish: 2007
Last Update: Jun 2003

Pemberton

Ryan River Hydro Project,
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run of river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Joint venture between Summit Power and Ledcor Power. Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Start: Spring 2004
Finish: Summer 2006
Last Update: Mar 2003

Pemberton

Douglas Creek Water Power Project,
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks). Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Start: Fall 2003
Finish: Spring 2005
Last Update: Jun 2003

Pemberton

Fire Creek Water Power Project,
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks). Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Start: Fall 2003
Finish: Spring 2005
Last Update: Jun 2003

Pemberton

Mkw'alts (Ure) Creek Water Power Project,
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. Water and crown land licence reviews underway. Project was selected for BC Hydro's green power generation call for tenders Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2002
Start: Fall 2003
Finish: Spring 2005
Last Update: Jun 2003

Pemberton

Stokke Creek Water Power Project,
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Water and crown land licence reviews are underway. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks). Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Start: Fall 2003
Finish: Fall 2005
Last Update: Jun 2003

Pitt Meadows

Sawyer's Landing,
Equitas Development Corp. Ph: (604) 879-9940
Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd. and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23-acre waterfront park. Zoning and OCP amendment approved.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1999
Start: Summer 2003
Finish: Late 2005
Last Update: Jun 2003

Port Coquitlam

Coast Meridian Overpass Ph: (604) 927-5411(Port Coquitlam City)
Port Coquitlam city proposing an overpass crossing the CP Railyard.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Dec 2002
Start: 2004
Finish: 2006
Last Update: Mar 2003

Port Coquitlam

Dominion Triangle Commercial Park,
First Professional Management Inc. Ph: (604) 448-9112 (Owner's rep)
Proposed development west of the Pitt River between Dominion Street and Loughheed Highway of 600,000 - 900,000 sq ft of commercial and retail space in several buildings.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Start: Fall 2003
Finish: Fall 2004
Last Update: Jun 2003

Port Coquitlam

Highway Bypasses,
Port Coquitlam City Ph: (604) 927-5420
A transportation study by the city identified the need for the bypasses as part of a medium and long term strategy to improve the city's transportation network. A proposal included two overpasses in Port Coquitlam, a $39-million overpass above the CP Rail yard, and a $9 to 12-million underpass (depending on one or two lanes built) on Shaughnessy St to connect the north and south portions of the city. Awaiting funding decision.

Status: Proposed
Est. Cost ($ million): 48
First Entry: Sep 1999
Start: Late 2003
Finish: 2007
Last Update: Mar 2003

Port Moody

Klahanie Residential,
Polygon Homes Ltd Ph: (604) 877-1131
Proposed 1025 unit development on 27 acres including townhomes and apartments near Rocky Point recreation area. Project will be completed in phases. Concept design has been approved. Pre construction sales are expected to begin Summer 2004.

Status: Proposed
Est. Cost ($ million): 225
First Entry: Mar 2003
Start: Summer 2003
Finish: 2010
Last Update: Jun 2003

Powell River

Powell River Condensing Turbine Electricity Generation Project,
Norske Canada Ph: (604) 654-4000
New generation of 170 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was selected as a BC Hydro power purchase contract in April 2003.

Status: Proposed — Start: ?
Est. Cost ($ million): 55 — Finish: ?
First Entry: Dec 2002 — Last Update: Jun 2003

Richmond

Townhouse Development,
AH Ten Holdings Ph: (604) 276-4164 (City of Richmond)
Development of 97 townhouse units at 6300 Birch Street, 9760 Ferndale Road and 9771 Alberta Road (DP 02-221259).

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Jun 2003 — Last Update: Jun 2003

Richmond

North Fraser Marine Terminal,
North Fraser Port Authority Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities are to be developed. Design and development by North Fraser Terminals Inc. Site preparation is complete and project is currently in permit process. Anticipated start for December 2003 or early 2004.

Status: Proposed — Start: Dec 2003
Est. Cost ($ million): 30 — Finish: Late 2004
First Entry: Mar 2003 — Last Update: Jun 2003

Richmond

RAV Rapid Transit to Vancouver Airport,
Translink/Province of BC Ph: (604) 453-4500
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport downtown Vancouver (RAV) along Cambie Street including 18 to 19 stations. The Project Definition phase is completed and public meetings and input were held in March 2003. The line would be in place in time for the Vancouver-Whistler Olympics. The plan has been passed by the GVRD and four groups have been short-listed to bid on the Private/public project: RAVexpress (Amec, Bouygues Travaux Publics, Bombardier), RAVRail (Alstom Ledcor, Connex, Busby (arch), Karyo(communications)), RAVLink (Fluor Canada, Siemens Canada, First Transit Inc.), and the partnership of SNC Lavalin and Serco Ltd. As at June 2003, the federal government have not agreed to provide the entire $450 million as first promised so a lack of funding may put the project at risk. Website: ravprapidtransit.com

Status: Proposed — Start: ?
Est. Cost ($ million): 1700 — Finish: 2009
First Entry: Mar 2003 — Last Update: Jun 2003

Richmond

Sun Tech Hotel/Commercial Complex,
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11-acre site at No. 3 Road and Sea Island Way. Approximately one million sq ft of development planned. At 3rd reading in the rezoning approval process. Project will not likely move forward as originally proposed. As at March 2003, a new plan is being considered.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 75 — Finish: 2005
First Entry: 98-09 — Last Update: Mar 2003

Richmond

Richmond Trade & Exhibition Centre,
PavCo Ph: (604) 821-5470
Proposed 400,000-sq ft exhibit hall and trade mart. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Road and Westminster Highway. Tourism Richmond, Lands must first be transferred from Federal ownership to the City of Richmond.

Status: Proposed — Start: Spring 2007
Est. Cost ($ million): 63 — Finish: Fall 2005
First Entry: Mar 1998 — Last Update: Jun 2003

Sechelt

Bear Hydro Project,
Regional Power Inc.
Proposed approx 16 MW run of river hydroelectric power project on Bear Creek near Sechelt. Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Mar 2003 — Last Update: Mar 2003

Squamish

Furry Creek Hydroelectric Project,
Eaton Power
A 10.2 megawatt hydroelectric power project on Furry Creek near Squamish is located between Britannia Beach and Porteau Cove. The project is one of 21 projects to receive approval in the 2001 round of BC Hydro's green power project.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 17 — Finish: Summer 2005
First Entry: Jun 2003 — Last Update: Jun 2003

Squamish

Ashlu Creek Hydroelectric Project,
Ledcor Industries Ltd. Ph: (604) 681-7500
Proposed 45-MW run-of-river hydroelectric development. The water licence review will require preparation of an Environmental Socioeconomic Report, to be reviewed by agencies/the public. Initiating water licence review. Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 45 — Finish: Fall 2006
First Entry: Dec 2000 — Last Update: Dec 2002

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Squamish

Upper Mamquam Hydroelectric Project,
Canadian Hydro Developers Ph: (403) 269-9379
Proposed 25-megawatt run-of-river hydroelectric project. Project is completing approvals stage.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 35 — Finish: Fall 2005
First Entry: Dec 2000 — Last Update: Jun 2003

Squamish

Sea-to-Sky University at Squamish,
Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on a 283-acre site near the Garibaldi Highlands. Requires financing, detailed environmental assessments, and rezoning. Howe Sound Education Foundation had signed a $2-million conditional purchase agreement with landowner Merrill & Ring for District Lot 512. The sale closed on Mar 31, 2001. Construction slated to start in 2004 for a Sep 2005 opening.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 120 — Finish: 2005
First Entry: Sep 2000 — Last Update: Mar 2003

Squamish

Garibaldi at Squamish Ski Resort,
Garibaldi at Squamish Ski Inc. Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600- ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2400 dwellings (single and multi-family) and 1500 hotel rooms. Master Plan was submitted April 25, 2003 for provincial approval.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 250 — Finish: Summer 2008
First Entry: Sep 1997 — Last Update: Jun 2003

Surrey

Fraser Downs Casino and Entertainment Complex
Ph: (604) 591-4522 (City of Surrey)
Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale.

Status: Proposed — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Jun 2003 — Last Update: Jun 2003

Surrey

Terasen Gas Pipeline Fraser River Crossing,
Terasen Pipelines Ph: (403) 514-6401
Seismic upgrading of pipeline including replacement of 1300 m of 610 mm (24 in.) pipe under the Fraser River west of the Port Mann bridge, near United Blvd. Horizontal directional drilling to start at CN Thornton yard in Surrey and exit at Schooner St and Hartley Ave in Coquitlam. Website: pipelines.terasen.com

Status: Proposed — Start: Aug 2003
Est. Cost ($ million): — Finish: Nov 2003
First Entry: Jun 2003 — Last Update: Jun 2003

Surrey

Border Infrastructure Project - Highway 10,
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Highway 10 to four-lane the segment between 122nd and 172nd Streets. Preliminary planning stage.

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 42 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Jun 2003

Surrey

Campbell Heights Business Park,
Kingswood Properties Ph: (604) 687-1520
Development of a business park near 24th Ave and 192 Street. Applying for city approvals.

Status: Proposed — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Sep 2002 — Last Update: Jun 2003

Surrey

Guildford Park Place Garden Apartments,
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 2 is 10 four-storey structures totalling 152,000 sq ft. Phase 3 is four 15-storey structures totalling 187,000 sq ft Architect: Kirkor Architects and Planners. Development planning is underway.

Status: Proposed — Start: Jun 2004
Est. Cost ($ million): 30 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Jun 2003

Surrey/Delta

Gateway Project - South Fraser Perimeter Road,
BC Ministry of Transportation Ph: (250) 356-1566
Proposed route for improvements to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail Intermodal facilities would involve limited access four-lane, 20-km expressway to link Highway 1 with Tsawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning underway. Website: www.gov.bc.ca (see Highway Projects)

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 401 — Finish: Summer 2007
First Entry: 98-09 — Last Update: Jun 2003

Vancouver

1120 W. Georgia Tower,
Ian Gillespie and Benjamin Yeung Ph: (604) 873-4333 (Architect)
A 55 storey, hotel/residential tower at Georgia and Thurlow (1120 W. Georgia). Application for rezoning is underway for the tallest building in Vancouver. The 600 foot building design received approval from the urban design panel in June 2003. Architect: James K. M. Cheng Architects Inc.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 200 — Finish: Fall 2006
First Entry: Jun 2003 — Last Update: Jun 2003

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Vancouver

Maritime Museum - Coal Harbour,
Vancouver Maritime Museum Ph: (604) 257-8310
The proposed Maritime Museum is to be located in an undetermined site in Coal Harbour. The size and value of the project are not yet determined but could be in the $20 million to $50 million range.

Status: Proposed — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Jun 2003 — Last Update: Jun 2003

Vancouver

Mount Pleasant Community Centre,
Vancouver City Ph: (604) 263-2556
Mount Pleasant Community Centre with gym, track, day care, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). The project is in the early planning stages.

Status: Proposed — Start: ?
Est. Cost ($ million): 26 — Finish: ?
First Entry: Jun 2003 — Last Update: Jun 2003

Vancouver

Pintura Residential Development,
Intracorp Developments Ph: (604) 801-7000
The Pintura at 1530 West Eight Ave in Vancouver includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Jun 2003 — Last Update: Jun 2003

Vancouver

598 Taylor Street Residential Tower,
Pinnacle International Ph: (604) 683-4376 (Architect)
Proposed 26 storey residential tower containing 246 units plus 11 grade entry townhomes. Project concept was approved by the development permit board in Jan 2003. At June 03 Pinnacle is seeking a development permit.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 25 — Finish: Dec 2004
First Entry: Mar 2003 — Last Update: Jun 2003

Vancouver

Border Infrastructure Project - Highway 15,
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Highway 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. The project is in the preliminary planning and design stage.

Status: Proposed — Start: Summer 2005
Est. Cost ($ million): 80 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Jun 2003

Vancouver

Boutique Hotel,
Umberto Menghi
Proposed 13 storey, 42 unit luxury hotel at Hornby and Pacific Blvd which would preserve the existing Umberto's Il Giardino restaurant heritage house. Architect: Christopher Bozyk Architecture.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 20 — Finish: Spring 2004
First Entry: Mar 2003 — Last Update: Jun 2003

Vancouver

Olympic Bid - Hastings Park,
Vancouver OCOG Ph: (604) 408-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating and short track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed — Start: Sep 2007
Est. Cost ($ million): 23 — Finish: May 2009
First Entry: Mar 2003 — Last Update: Mar 2003

Vancouver

Olympic Bid - Hillcrest Park Stadium Park,
Vancouver OCOG Ph: (604) 408-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6000 temporary spectator seats during the Olympic games and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed — Start: Apr 2007
Est. Cost ($ million): 27 — Finish: Aug 2009
First Entry: Mar 2003 — Last Update: Mar 2003

Vancouver

Olympic Bid - E-COMM -Emergency Services and Communications Facility Ph: (604) 408-2010
State of the art facility for coordinating communications and emergency services during the Olympic games. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed — Start: May 2008
Est. Cost ($ million): 41 — Finish: May 2009
First Entry: Mar 2003 — Last Update: Mar 2003

Vancouver

Olympic Bid - Simon Fraser University Indoor Speed Skating Oval,
Vancouver OCOG Ph: (604) 408-2010
Development of a new long track speed skating oval which can be used after the Olympics for hockey, short track speed skating, and indoor summer sports. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed — Start: Jan 2005
Est. Cost ($ million): 66 — Finish: Apr 2007
First Entry: Mar 2003 — Last Update: Mar 2003

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Vancouver

Olympic Bid - University of British Columbia Winter Sport Centre,
OCOG Ph: (604) 408-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Two ice sheets would be built, sized for the competitions and later academic and recreation purposes at UBC. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Start: Aug 2005
Finish: Oct 2007
Last Update: Mar 2003

Vancouver

Olympic Bid - Vancouver Olympic Village,
Vancouver City Ph: (604) 408-2010
Development of accommodation facilities for 2100 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process to start Aug 2004 and conclude in Nov 2005. Contract negotiations to conclude in Mar 2006. Phase 1 construction of permanent facilities to be completed by spring 2007. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Start: Apr 2005
Finish: Sep 2009
Last Update: Mar 2003

Vancouver

Residential Development - Wall Financial,
Wall Financial Corp. Ph: (604) 893-7136
Site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft. Proposed tower A is 31 storeys, Tower B is 33 storeys and tower C is 29 storeys. Proposal also includes townhouses and limited commercial space as well as underground parking and 17,000 sq ft of public open space. Phase 1 is Tower A. Permit application was approved in principal and a resubmission is expected at the end of June or early July 2003.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Jun 2003

Vancouver

UBC - Chemical/Bio Engineering (including Clean Energy Research Centre), University of British Columbia Ph: (604) 731-3103
Teaching facilities are to be developed in the new Chemical & Biological Engineering Building. Planning proceeding. Architect: Diamond/Schmitt

Status: Proposed
Est. Cost ($ million): 28
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

UBC - Computer Science Bldg, Electrical and Computer Engineering Bldg - UBC, University of British Columbia Ph: (604) 731-3103
New facility for Electrical & Computer Engineering will be located in an addition to the north of the existing McLeod Building, which is the current home of the department. Request for expressions of interest was issued in March 2003.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Mar 2003
Start: Summer 2003
Finish: Late 2004
Last Update: Mar 2003

Vancouver

UBC - Earth Sciences Centre,
University of British Columbia Ph: (604) 731-3103
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Architect: Busby Bridger & Associates/ MBT.

Status: Proposed
Est. Cost ($ million): 58
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

UBC - Integrated Biodiversity Laboratory,
University of British Columbia Ph: (604) 731-3103
New building to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

UBC - MDS Nordion,
University of British Columbia Ph: (604) 731-3103
Addition to an existing facility on a site that is currently leased to MDS Nordion by UBC and located within the compound at TRIUMF. Current facilities are located in an annex housing two cyclotron accelerators, two production areas, laboratories and office areas. Scope of work includes 22,000 sq.ft. building shell housing offices, labs and a small cyclotron. Architect: PBK Architects/Cochrane Engineering.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

UBC - Museum of Anthropology,
University of British Columbia Ph: (604) 731-3103
Expansion and enhancement of facilities for research and teaching. Very preliminary.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

UBC - Student Housing,
University of British Columbia Ph: (604) 731-3103
Student housing development on the Food Sciences site to accommodate 2000 - 2500 graduate and undergraduate students.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

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Vancouver

UBC - University Learning Centre,
University of British Columbia Ph: (604) 731-3103
The Learning Centre will be designed for interactivity, interdisciplinary, internationalization, and information technology. Matching funding being sought.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre,
Vancouver Coastal Health Authority/Province of BC
Ph: (604) 875-5628
Public-private partnership to build a centre to coordinate outpatient services, and provide physician practice offices, medical education areas, and related activities to support 580 medical professionals and 600,000 annual patient visits. The centre would replace several older buildings at Oak and W. 12th Ave. Site is rezoned.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2003
Start: Fall 2004
Finish: Oct 2005
Last Update: Mar 2003

Vancouver

UBC Library Expansion,
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library, to add 200,000 new sq ft of inside floor space and 46,000 square feet of renovated floor space, fully equipped to support wireless technology both inside and out. Request for expressions of interest issued.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Start: Late 2003
Finish: 2005
Last Update: Mar 2003

Vancouver

550 Bute Hotel, Apartment and Amenity Building,
Amacon Developments Ph: (604) 688-0893 (Architect)
Proposed 40-storeys above and 5-storeys below hotel/apartment tower at 550 Bute St. Awaiting city approvals. Architect: Hewitt Tan Kwasnicky Architects Inc. Preliminary plans approved and development permit application will be submtited in July 2003.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2002
Start: Winter 2003
Finish: Summer 2005
Last Update: Jun 2003

Vancouver

687 Howe Street Hotel and Residential Complex,
Allied Holdings Ltd. Ph: (604) 669-5335
Combined 50 storey hotel/residential tower; 29 floors with 204 residential units and a 97 room hotel adjacent to the Hotel Georgia on Howe Street. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 feet). Architect: Bing Thom Architects. Received development permit board approval in Jan 2003 Allied is planning to start construction at the end of 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2002
Start: Fall 2003
Finish: Fall 2004
Last Update: Jun 2003

Vancouver

Amtrak Rail Improvements,
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand. Will require upgrades to track and additional sidings on the Canadian portion. Upgrades and additional sidings have been completed from Seattle to Bellingham. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Start: ?
Finish: ?
Last Update: Jun 2003

Vancouver

Costco/Residential Development,
Concord Pacific Ph: (604) 681-8882
Proposed development of a 147,000-sq ft Costco store and four residential towers with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with business, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Local concerns are being addressed.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2001
Start: ?
Finish: ?
Last Update: Mar 2003

Vancouver

Convention Centre Hotel (Burrard),
Marathon Developments Inc. Ph: (604) 683-1024
800-room hotel proposal linked to but separate from the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000-sq ft hotel received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and a 15,000 sq ft ballroom. Architect: Baker McGarva Hart Inc. Hotel would be part of the Burrard Landing area of Coal Harbour. Hotel is proceeding to development permit approvals, but will likely start construction when the proposed convention centre receives approvals.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Jun 2003

Vancouver

Vancouver Trade and Convention Centre,
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for a new trade and convention centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens. (250,000-sq ft exhibition hall, 83,000-sq ft meeting room, 50,000-sq ft ballroom 12,000-sq ft signature room and a 1500-seat l24,000 sq-ft lecture hall). Funding in place. Call for proposals for construction expected by September 2003.

Status: Proposed
Est. Cost ($ million): 495
First Entry: Mar 2000
Start: Early 2004
Finish: Summer 2008
Last Update: Jun 2003

Vancouver

Vancouver General Hospital Medical Technology Park,
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been passed by Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 1999
Start: Late 2003
Finish: 2019
Last Update: Jun 2003

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Vancouver

Bentall V Project - Phase 2,
Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
Bentall V 33-storey office-hotel tower of approximately 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard Street. Phase 1: 22-storey office tower with ground floor retail/office and 7 storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza started in Mar 2001 and completed late 2002. Phase 2, the subject of a future development application, will be for the remaining 11 storeys of the tower, the retail pavilion, and a permanent plaza . Construction to start in Fall 2003. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: 2004
Finish:
Last Update: Jun 2003

Vancouver

International Village Stage 2,
Henderson Development Ph: (604) 689-8898
Second stage of International Village development at the northern end of the former Expo site, just west of Chinatown bound by Pender, Keefer, Abbot and Taylor streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court and several restaurants and a 23-storey tower which is complete. Two other high rises of 30 and 32 storeys are planned in southeast quadrant of site (Lot F).

Status: Proposed
Est. Cost ($ million): 400
First Entry: Dec 1997
Start: Late 2003
Finish: 2005
Last Update: Jun 2003

Vancouver

Woodwards Building Redevelopment,
City of Vancouver Ph: (604) 439-4715
Proposed development plan to convert the department store at 101 W Hastings previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the province of BC was sold to the City of Vancouver in March 2003. Public forums, facilitated by the Co-Design Group and headed by Stanley King, have been held to decide on the best use. A proposal for the new project will be presented to the public in the Summer of 2003. Woodward's hotline is 604-871-6198.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Start: Summer 2004
Finish: Summer 2006
Last Update: Jun 2003

Vancouver To Callaghan Valley

Sea-to-Sky Highway Upgrading - Olympic Bid,
BC Ministry of Transportation Ph: (604) 609-3886
Proposed new major upgrades to Highway 99 are planned as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). The current proposal is to widen the highway at various points with three and four lanes. Local consultations are on-going as part of the design process. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Start: Spring 2004
Finish: 2008
Last Update: Jun 2003

West Vancouver

The Village at Park Royal,
Larco Group Ph: (604) 727-8203
Proposed 225,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house two anchor tenants - grocery store (Whole Foods) and Home Depot Design Place, and restaurants, fashion and lifestyle retailers. Working drawings and contract tendering expected in June 2003. Demolition underway in Mar 2003. Website: shopparkroyal.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2001
Start: July 2003
Finish: Aug 2004
Last Update: Mar 2003

Whistler

Olympic Bid - Whistler Creekside Resort Modifications,
Intrawest Ph: (604) 408-2010
Run modifications and spectator facilities to accommodate Alpine Downhill, Super-G, and Combined Downhill and Paralympic Alpine events. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2003
Start: Jun 2005
Finish: Nov 2007
Last Update: Mar 2003

Whistler

Olympic Bid - Whistler Nordic Centre,
Vancouver OCOG Ph: (604) 408-2010
Development of approximately 50 km of new trails and facilities for biathlon, cross country, Nordic combined, ski jumping with 60 m and 90 m high jumps, and Paralympic Nordic events, to be maintained after the games for public and athlete training use. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed
Est. Cost ($ million): 98
First Entry: Mar 2003
Start: Apr 2005
Finish: Jun 2007
Last Update: Mar 2003

Whistler

Olympic Bid - Whistler Sliding Centre,
Vancouver OCOG Ph: (604) 408-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain, to be converted after the games for public use and for athlete training. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed
Est. Cost ($ million): 53
First Entry: Mar 2003
Start: Mar 2005
Finish: May 2007
Last Update: Mar 2003

Whistler

Olympic Bid - Whistler/Callaghan Valley Olympic Village,
Vancouver OCOG Ph: (604) 408-2010
Development of accommodation facilities for 2000 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Approximately 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an Athlete training and accommodation centre. Design development process to conclude in spring 2006. Contract negotiations to conclude in spring 2007. Result of the Olympic Bid will be announced July 2 2003.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Start: Apr 2007
Finish: Late 2009
Last Update: Mar 2003

STATUS: ON HOLD

Burnaby

PMC-Sierra Office,
PMC-Sierra Inc.
Development of 9 structures of approx 1,000,000 sq ft of high-tech office space on a six-acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings approximately 600,000 sq ft. On hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Dec 2000 — Last Update: Jun 2003

Burnaby

Electronic Arts Canada Headquarters Phase 2,
Electronic Arts Canada Ph: (604) 687-2990 (Architect)
Phase 2: Addition of a 4-storey above and 4 below grade of 170,000 sq ft with parking for 580 cars will be headquarters for the software games development studio located at Gilmore and Sanderson. The new four-storey building will be connected to the existing headquarters building that was completed in spring 1999. Project will be a total of 695,000 sq ft approximately of office and high tech complexes developed in phases. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Mar 2000 — Last Update: Jun 2003

Burnaby

Halifax Street Apartment Towers,
Onni Developments Ph: (604) 299-3674
Proposed 24-storey apartment tower with 171 units and 12 two-storey townhouses containing approx 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax Street. Demolition of warehouses is complete. Daycare centre is complete. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2003

Coquitlam

Glen Drive Residential/Commercial Development,
Pacific Glen Joint Ventures Ph: (604) 291-2660
A 20-storey, 230,000-sq ft, high-density residential complex with four-storey, 10,500-sq ft commercial space at 2957 Glen Drive. Architect and Owner's Representative: Chris Dikeakos Architect Inc. Two structures completed. Third structure and tower on hold.

Status: On hold — Start: Jun 2005
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Mar 2003

Coquitlam

Henderson Civic Centre,
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Multi-phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr includes residential towers, office building, hotel, and retail component. Phase 1 consists of 21-storey condominium tower (the Centura) completed fall 1998. Phases 2 and 3 comprise two condominium towers each 21-storeys above and 1-storey below each with 141-units of residential space with commercial space on ground floor. Phase 4: 2 levels of commercial space. Phase 5: 2 levels of office space. Phases 3 to 5 of project currently on hold until market conditions improve. Project Architect: Kirkor Architects & Planners.

Status: On hold — Start: 1995
Est. Cost ($ million): 300 — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2003

Fort Nelson

Duke Energy Southern Mainline Expansion,
Duke Energy Inc. Ph: (250) 960-2010
Additional gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland will increase capacity by 200 million cu ft/per day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. National Energy Board approved the project in late Jan 2003. Website: www.wei-pipeline.com With the reduced project scope, construction is scheduled to start at Compressor Station 8B in mid-April 2003 with completion targeted for November 1 2003. Additional secondary work will include construction of additional metering facilities at Huntingdon and the installation of new compressor wheels at Compressor Station 9.

Construction Of Remaining Proposed Facilities Will Be Deferred, Not Cancelled

DEGT is extremely confident in growth prospects for: (1) markets in British Columbia and U.S. Pacific Northwest; and (2) gas supply in northeast BC. Therefore, with strong market and supply fundamentals, we propose to defer - not cancel - the construction of the remaining Southern Mainline expansion facilities. However, we will continue to work collaboratively with our customers in an assessment of market conditions to determine the timing for the balance of the proposed expansion facilities.

Status: On hold — Start: Spring 2003
Est. Cost ($ million): 300 — Finish: Fall 2005
First Entry: Jun 2001 — Last Update: Jun 2003

Langley

Thunderbird Entertainment Complex,
Pan West Developments Ph: (604) 687-3390 (Architect)
Entertainment/retail/restaurant complex between 9050 & 9100-200th St. Total of 333,000-sq ft building area includes 19-theatre Famous Players theatre complex, including an IMAX theatre, bowling centre, restaurants, and stores. Architect: Chandler Associates Architecture Inc. Phase 1 theatres completed in May 1999. All other phases on hold indefinitely.

Status: On hold — Start: Aug 1998
Est. Cost ($ million): 25 — Finish: ?
First Entry: Jun 1998 — Last Update: Mar 2003

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North Vancouver

Villages of Northlands,
Canada Mortgage and Housing Corporation Ph: (604) 666-1482
Proposal for 328 townhouses, 147 low-rise apartments and family lots on a 111-acre site. Rezoning would be required. Site is part of Official Community Plan review completed in Dec 2001 submitted to city council for approval. It is likely that the proposal will change once the community plan is adopted. Project on hold until community plan is adopted and reviewed by the developers.

Status: On hold
Est. Cost ($ million): 25
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Mar 2003

Pitt Meadows

Swan-e-set Bay Resort,
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/equestrian centre on 51 ha in Pitt Polder area, part of the 360-ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Jun 2003

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project,
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
New generation of 511 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in April 2003.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Port Mellon

LNG Peak Shaving Project,
Duke Energy Inc. Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24-ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project on hold however the province's energy policy may enhance the opportunity for development of this project.

Status: On hold
Est. Cost ($ million): 130
First Entry: Dec 1997
Start: 2006
Finish: 2009
Last Update: Mar 2003

Port Moody

Suter Brook Development,
Concert Properties Ltd. Ph: (604) 688-9460
Proposed development on a 22-acre site containing 1000 dwellings in 13 lowrise and 3 highrises the largest of which would be 20 stories for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Road and Murray St. Architect: Graham F. Crockhart Architect Inc. Property is rezoned. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Mar 2003

Richmond

Richmond Hospital Expansion,
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40-million funding requested for proposed Phase 3 replacement of five-storey north tower. Waiting for approval to proceed with planning. Architect: Wensley Spotowski Architectural Group. Project is not likely to be active until late 2004.

Status: On hold
Est. Cost ($ million): 76
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2003

Squamish

Sea-to-Sky Highway Condominiums/Commercial
Ph: (604) 892-5217 (District of Squamish)
Four- or five-phase development on the Sea to Sky Highway near Squamish. To include 110 condo units with commercial at ground level; approx 150,000 sq ft on 14 acres. Rezoning approved. Start and finish dates are for Phase 1: up to 70,000 sq ft commercial development as well as Royal Canadian Legion building. Canadian Tire store in phase 1 is completed and construction on Legion began May 2002. The balance of phase 1 (38,000 sq ft) will be developed as commercial and retail space and includes a cinema. Property has been sold and no new proposal has been submitted.

Status: On hold
Est. Cost ($ million): 30
First Entry: Sep 1999
Start: Summer 2001
Finish: ?
Last Update: Mar 2003

Surrey

152nd Street High School,
Roman Catholic Archdiocese Ph: (604) 683-0281
New school on a 14-acre site at 3690-152nd Street to accommodate 600 high school (grades eight to 12) students. Very preliminary.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2000
Start: ?
Finish: ?
Last Update: Mar 2003

Surrey

Hotel/ Commercial and Residential Development,
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6700 sq m), commercial complex (6400 sq m) and residential units (70 - 72) to be built in three phases at 176 St and 2nd Ave. Initial approval by Surrey rescinded. Project is on hold.

Status: On hold
Est. Cost ($ million): 45
First Entry: Jun 2000
Start: 2003
Finish: 2004
Last Update: Mar 2003

Surrey

Guildford Business Park,
Bentall Corporation Ph: (604) 640-5881
Proposed 18-acre business park at 10231 154th Street to include 450,000 sq ft of office space in five buildings. In advanced planning stages Phase 1: Building B: 3-storey 90,120 sq ft office building is at working drawings stage. Building A : 3-storey 108,045 sq ft office building is at design development stage. Building C : 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: On hold
Est. Cost ($ million): 35
First Entry: 98-09
Start: ?
Finish: ?
Last Update: Mar 2003

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Surrey

Asian Centre,
Donald Pitt Ph: (604) 689- 3166 (Architect)
6-ha site at 104th Avenue between 140th and 144th Streets to include two levels of underground parking, supermarket and retail stores on first level, restaurant, food fair and retail stores on second level; entertainment facilities and offices on third and a church on the fourth level. Project is re-activating. Architect: Joe Wai Architect.

Status: On hold — Start: 1999
Est. Cost ($ million): 50 — Finish: Late 2004
First Entry: Dec 1997 — Last Update: Jun 2003

Surrey

Cartier Place Condominium Towers,
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975-101A Ave, and 14970-101A Ave. Plans for 18, 20 and 22 storeys above-grade. Approximately 40,000 sq. m. total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 65 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2003

Vancouver

UBC Boiler Upgrade Cogeneration Project,
University of British Columbia Ph: (604) 822-3131
New generation of 119 gigawatt hours of electricity at the pulp and paper mill using natural gas. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in April 2003.

Status: On hold — Start: ?
Est. Cost ($ million): 40 — Finish: ?
First Entry: Dec 2002 — Last Update: Jun 2003

Vancouver

955 and 969 Burrard Street - Residential Tower and new YMCA,
Concert Properties Ph: (604) 669-7710 (Architect)
The following is proposed on the Downtown YMCA site (955 Burrard Street): demolition of the existing (100,000 sq. ft.) heritage building, but with some heritage retention, construction of a new YMCA facility, the same size as the existing facility, including 200-room residence, and construction of a 200,000 sq. ft. market residential building (37 storeys, proposed at the west end of the site, above the YMCA facility). The following is proposed on the First Baptist Church site (969 Burrard Street and 1017-1045 Nelson Street): enhancement of the existing heritage church through seismic upgrade and/or restoration and designation of the interior, demolition of affordable rental housing at the west end of the site (35 units, approx. 2 230 m (24,000 sq. ft.)) and construction of 1 858 m (20,000 sq. ft.) of new affordable rental housing, construction of a 1858 m (20,000 sq. ft.) community service facility, and construction of a 16,722 m (180,000 sq. ft.) market residential building (31 storeys)

Status: On hold — Start: ?
Est. Cost ($ million): 70 — Finish: ?
First Entry: Dec 2001 — Last Update: Jun 2003

Vancouver

1177 West Pender Office and Retail Development,
Wicklow West Ph: (604) 687-2990 (Architect)
Proposed 18-storey office tower at 1177 West Pender. Building permit issued. Architect: Musson Cattell Mackey Partnership. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 65 — Finish: ?
First Entry: Mar 1999 — Last Update: Sep 2002

Vancouver

Broadway Tech Centre,
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. Phase 1: Building permits issued: 3 buildings with total of 400,000 sq ft plus underground parking. The first two buildings are completed at 2985 and 2955 Virtual Way. One new building will be constructed in Phase 1. Bell Mobility call centre completed Dec 2002. Cafeteria and fitness center under construction. Phase 2: four 4-storey buildings with a total of 460,000 sq ft. of commercial office and warehouse space are planned based on market conditions. Architect: Bunting Coady Architects.

Status: On hold — Start: Summer 2000
Est. Cost ($ million): 80 — Finish: Oct 2003
First Entry: Mar 1999 — Last Update: Jun 2003

Vancouver

1155 West Georgia Office/Retail Tower,
Cadillac Fairview Ph: (416) 598-8200
Proposed 26-storey tower containing 469,000 sq ft at 1155 West Georgia St (Georgia and Thurlow). Architect: Musson Cattell Mackey. Project on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 45 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2003

Vancouver

Comox Hospital Wing Replacement,
St Paul's Hospital Ph: (604) 806-8536
Plans for Phase 3A are replacement of current emergency department and expansion of inpatient psychiatry beds from 28 to 55. Plan has been approved by Vancouver/Richmond Health Board and submitted to the Ministry of Health. Project is on hold while awaiting government approval. But because of the age of the building there is a high probability of renovation at some time in the future.

Status: On hold — Start: ?
Est. Cost ($ million): 49 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2003

Vancouver

False Creek North Hotel,
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000-sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457 rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2003

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West Vancouver

Park Royal Hotel,
Holubitsky Family and Mario Corsi Ph: (604) 925-7058 (District of North Vancouver)
Proposed redevelopment of hotel to triple the number of rooms. "Step-up" design with outer sections two storeys high and rising in increments to five storeys. Applied to district for permits; did not receive council approval for increased density and easing of height restrictions. The proposal is being re-examined.

Status: On hold
Est. Cost ($ million): 30
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Mar 2003

Whistler

Whistler Hyatt Hotel Ph: (604) 261-8500
Proposal for nine-storey, 320,000-sq ft hotel on 10 acres on Northlands Blvd. To include 400 rooms, 225 studios, and 200 one-bedroom suites, plus meeting rooms, spa, and convention facilities. Project is on hold indefinitely. As of September 2002 Park Georgia has sold property and new owners have not submitted plans for project.

Status: On hold
Est. Cost ($ million): 100
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2003

STATUS: UNDER CONSTRUCTION

Abbotsford

Regional Health Centre - Matsqui Correctional Centre,
Correctional Services Canada Ph: (604) 526-2764 (CJP Architects)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Architect: CJP Architects. Construction contractor: Bird Construction.

Status: Under Construction
Est. Cost ($ million): 50
First Entry: Jun 1998
Start: Jan 2001
Finish: 2005
Last Update: Mar 2003

Burnaby

UniverCity Highlands - Intergulf Development,
Intergulf Ph: (604) 291-3220
At UniverCity, Intergulf is proposing 2 eight storey terraced apartment buildings and two storey townhouses on Parcel 4. There will be approximately 180 residences with a broad mix of units ranging from small studio suites to larger penthouses. Construction is scheduled to begin in Spring 2003 with completion of the first building in Summer 2004.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Jun 2003
Start: Jun 2003
Finish: Aug 2004
Last Update: Jun 2003

Burnaby

UniverCity Highlands - Millennium Development,
Millenium Development Corporation Ph: (604) 291-3220
Millennium is preparing plans for Parcels 2 and 3 along University Crescent. On Parcel 2, at the entrance to the community, a four to six storey building with approximately 55 condominium suites is proposed. Another 60 residences are proposed on Parcel 3 in a seven storey terraced building. Construction on both parcels is likely to get underway in Spring/Summer 2003.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Jun 2003
Start: Jun 2003
Finish: Oct 2004
Last Update: Jun 2003

Burnaby

UniverCity Highlands - Polygon development,
Polygon Homes Ph: (604) 291-3220
Within the first phase of UniverCity Highlands, Polygon will be developing approximately 180 residences in 3 four storey buildings on Parcel 9. Including in the development are two level homes along University Crescent, and apartments of varying sizes. The development will be phased with the first building beginning in Spring 2003, and ready for occupancy in Spring 2004.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Jun 2003
Start: June 2003
Finish: Fall 2004
Last Update: Jun 2003

Burnaby

2-L33 Project - Electricity Transmission Upgrade,
BC Hydro Ph: (604) 528-1600
Replacement of an aging underground electricity transmission cable from Horne Payne substation in Burnaby to Cathedral Square substation in Vancouver. Construction includes a new 230 kV circuit, substation upgrades, and circuit reconfigurations along a new route. Construction is underway and the final of the major tenders will close summer 2003. Website: www.bchydro.com

Status: Under Construction
Est. Cost ($ million): 44
First Entry: Mar 2003
Start: Spring 2003
Finish: April 2004
Last Update: Jun 2003

Burnaby

The Presidia Residential Development,
Bosa Ventures Ph: (604) 688-2672
Proposed 30 storey highrise and nine townhouses including 151 units at 5145 Kathleen Ave. Construction started March 2003 for completion end of 2004. Website: www.bosaventures.com

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Dec 2002
Start: Early 2003
Finish: Dec 2004
Last Update: Mar 2003

Burnaby

Madison Centre,
Appia Developments Ltd. Ph: (604) 294-2742
500,000-sq ft development and 1300 parking spaces at Lougheed Highway and Halifax Street to include three towers with approximately 450 residential units. Phase 1 (East tower) completed . Phase 2: (West Tower) 25-storey tower on Buchanan Street completed summer 2002. Phase 3: residential tower complete. Phase 4 complete. Phase 5 is under construction. Project includes 70,000 sq ft of multi-level commercial space and a 6-storey office building. Architect: Lawrence Doyle Architect Inc.

Status: Under Construction
Est. Cost ($ million): 90
First Entry: Mar 1999
Start: Late 1999
Finish: 2004
Last Update: Mar 2003

Burnaby

Discovery Place Advanced Technology Research Centre,
Discovery Parks Inc. Ph: (604) 734-7275
High-technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed. Three buildings (two completed) provide rental space for technology start up companies with links to UBC research. The third building Technology Enterprise Facility (TEF) III building ($21 million), as yet unnamed, is scheduled for completion in May 2003. There will also be a TEF Parkade to provide 170 parking spaces in a 2 storey structure. Architect for TEF III: Chernoff Thompson.

Status: Under Construction
Est. Cost ($ million): 90
First Entry: Dec 1997
Start: Summer 1999
Finish: Summer 2005
Last Update: Mar 2003

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Burnaby

Skytrain Expansions,
Translink Ph: (604) 453-4500
Expansions of the Skytrain light rapid transit line. A new 21-km line is completed which links New Westminster, Columbia Station, Lougheed and Brentwood Malls in Burnaby, and Vancouver Community College with 12 stations. Phase 2: Lougheed Town Centre to Port Moody to Coquitlam Centre is in the planning stages. Other possible lines could be west from Vancouver Community College and possibly a line to Vancouver International Airport and Richmond (see separate entry). Vancouver City Council voted to approve a $579-million line including a rapid bus system from Commercial Drive to Granville, to be completed by 2008. Website: www.translink.bc.ca

Status: Under Construction
Est. Cost ($ million): 1500
First Entry: Dec 1997
Start: Oct 1999
Finish: 2008
Last Update: Jun 2003

Burnaby

City-in-the-Park Towers,
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 & 7368 Station Hill Drive includes seven towers of which five are complete. The next tower Villa Jardin (22 storeys, 127,740 sq ft) began construction May 2003, the final tower may be started by late 2003. Architect: Lawrence Doyle Architect Inc.

Status: Under Construction
Est. Cost ($ million): 350
First Entry: Sep 1997
Start: 1997
Finish: 2005
Last Update: Jun 2003

Chilliwack

The Village,
Rempel Development Group Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. The project includes 96 single family units, 243, townhouse units, 300 apartment units and 330 congregate care units. Of the 330 units a maximum of 80 apartment/studio-loft units are proposed to be constructed on the third storey above two storeys of commercial use in the town centre. The commercial area is 14,000 sq m. 40 single family homes currently being built. 19 of the 90 townhomes are currently being built.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Sep 2000
Start: Summer 2002
Finish: Summer 2007
Last Update: Mar 2003

Chilliwack

Chilliwack Family Leisure Centre,
Chilliwack Economic Partners Corp./RG Properties Ltd.
Ph: (604) 792-9311
The City of Chilliwack is constructing the Leisure Centre in phases, proceeding initially with an aquatic centre, including family leisure pool, lap pool, therapeutic pool and fitness centre (completed August 2002). Construction is underway for a multiplex arena with a capacity of 3500 people that can be expanded in future to seat 6500 people, a second ice sheet with a seating capacity of 300 people. The multiplex will also contain other developments such as retail, restaurant and commercial facilities. The City has selected Chiefs Development Group as the preferred proponent for the multiplex.

Status: Under Construction
Est. Cost ($ million): 40
First Entry: Jun 1999
Start: Spring 2001
Finish: Fall 2004
Last Update: Jun 2003

Chilliwack

Chilliwack Business Estates,
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Highway 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing & distribution, and office buildings. 56-acre Phase 1 construction completed with $15-million, 75,000-sq ft laboratory and manufacturing centre on 10.5-acre site. Soprema Roofing Products has completed construction to expand their storage area doubling the size of their existing facility. Oak West has completed 100,000-sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5000-sq ft commercial facility. Website: www.chilliwackpartners.com

Status: Under Construction
Est. Cost ($ million): 50
First Entry: 98-09
Start: Oct 1998
Finish: 2018
Last Update: Jun 2003

Coquitlam

Silver Springs Neighbourhood 1335 Pinetree Way Residential Development, Polygon Homes Ltd. Ph: (604) 877-1131
Proposed development (Silver Springs Neighbourhood) of 650 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1 (Trillium). 115 units in two storey 4 storey buildings is under construction. Phase II (Whisper Ridge) is 3 and 4 bedroom townhomes is currently being excavated with an expected construction start Fall 2003.

Status: Under Construction
Est. Cost ($ million): 40
First Entry: Dec 2001
Start: Summer 2002
Finish: Summer 2005
Last Update: Jun 2003

Coquitlam

Coquitlam Centre Mall Expansion,
Morguard Investments Ltd. Ph: (604) 681-9474
Approx 250,000-sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2929 Barnet Ave. To include four large-format stores, 50 smaller retail stores, and a food court. Main buildings completed and retrofit of old Eaton's building started demolition and construction phase May 2003. Architect: Architectura Planning. General contractor: Stuart Olson Construction Inc.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Mar 1999
Start: Spring 2000
Finish: Summer 2003
Last Update: Jun 2003

Langley

Willowbrook Residential Development,
Polygon Homes Ltd. Ph: (604) 877-1131
3 Developments around 66th and 68th Ave and 206th and 202nd Street. The Amberleigh, 186 townhomes, has 4 phases: phases 2, 3 and 4 are under construction with phases 2 and 3 completion dates of July 2003 and phase 4 completion date of Sep 2003. The Steeplechase, 88 townhomes, is under construction with Phase I complete and Phase II started Jun 2003. The third development is in the approval stages and will have 130 homes. Architect: Ramsey Worden Architects.

Status: Under Construction
Est. Cost ($ million): 25
First Entry: 98-09
Start: Summer 2002
Finish: Late 2003
Last Update: Jun 2003

Langley

200th Street Highway Interchange,
BC Ministry of Transportation Ph: (604) 795-8201
Under partnership arrangement with Langley and developer BA Blacktop, interchange to be built at 200th Street and Highway 1. BA Blacktop planning to make substantial investments in commercial facilities that will also create significant employment opportunities.

Status: Under Construction
Est. Cost ($ million): 25
First Entry: Sep 1997
Start: Summer 2002
Finish: Apr 2003
Last Update: Mar 2003

Lions Bay to Squamish

Sea-to-Sky Highway Upgrading,
BC Ministry of Transportation Ph: (604) 660-8397
Ongoing upgrades to the Sea-to-Sky highway are underway, e.g. 21 km of paving were completed in summer 2002 and 7 km from Culliton Creek to Cheakamus Canyon is being expanded to three lanes and being resurfaced. The contract for the rehabilitation of the North Culliton Creek Bridge and reconstruction of 7 km between Culliton Creek and Cheakamus Canyon was awarded to BelPacific May, 2003. Construction is to start immediately and scheduled completion is in 2005. See the Olympic Bid - Sea-to-Sky Highway Upgrades (separate entry) for new major upgrade proposals.

Status: Under Construction
Est. Cost ($ million): 150
First Entry: Dec 1997
Start: Jun 2001
Finish: Jun 2005
Last Update: Jun 2003

Maple Ridge

Maple Ridge Town Centre Redevelopment,
Maple Ridge District/Voth Brothers Developments Ltd.
Ph: (604) 463-5221
Development of 3.2-ha site at 11995 Haney Place to include 150-room hotel, 500-seat performing-arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft. office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq. ft.) 500 seats is substantially complete and occupied. Phase 4: Hotel construction date to be announced.

Status: Under Construction
Est. Cost ($ million): 50
First Entry: 98-09
Start: Jan 2000
Finish: Jan 2004
Last Update: Mar 2003

Mission

The Junction Shopping Centre,
Rescan Property Services Ph: (604) 685-3207
382,000-sq ft shopping centre on 36-acre site at 32555 London Ave referred to as Phase 1 is complete and includes 158,000 sq ft of retail, service and restaurant space anchored by a 60,000-sq ft Save-On Foods store. Phase 2 includes a SilverCity 12-screen movie theatre (opened May 2000) and a 30,000-sq ft London Drugs store (opened Nov 1999). Other plans for Phase 2 includes a 48,000-sq ft Canadian Tire store on 4.87 acres of Phase 2 which is currently under construction and will open October, 2003.

Status: Under Construction
Est. Cost ($ million): 70
First Entry: Sep 1997
Start: Early 2001
Finish: Fall 2003
Last Update: Jun 2003

New Westminster

Rialto Court,
Aragon Group Ph: (604) 732-6170
Two residential high rise tower are planned at 1500 Keyside Drive. The first, a 238 unit high rise condominium tower, started construction in March 2003. The second tower is to be built based on market conditions.

Status: Under Construction
Est. Cost ($ million): 45
First Entry: Mar 2003
Start: Mar 2003
Finish: Mar 2006
Last Update: Mar 2003

New Westminster

615 Hamilton Street Apartments,
Appia Developments Ph: (604) 294-2742
Proposed development of a 20-storey, 140-unit apartment building at 615 Hamilton St. and 740 & 760 Sixth St. Building Permit application being submitted Mar 2003.

Status: Under Construction
Est. Cost ($ million): 40
First Entry: Dec 2001
Start: Summer 2003
Finish: Early 2005
Last Update: Jun 2003

New Westminster

Port Royal Planned Community,
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3000 residents on the eastern section of Lulu Island on a 65-acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. Architect: Ramsay Worden Architects Ltd. Will be a phased development over six to seven years. Construction starting on 91 single family homes in Dec 2003.

Status: Under Construction
Est. Cost ($ million): 200
First Entry: Sep 1997
Start: 1997
Finish: 2004
Last Update: Jun 2003

North Vancouver

Harbourside Business Park,
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 hectares of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx. 35,000 sq ft; are completed (Van Electric Box and Suntech Optics). Phase 2: Hotel and retail development to be developed in future. Harbourside Centre Phases 1 and 2 completed in October 2001 are presently leasing . Dockside Business Centre is completed. Harbourside Corporate Estates opened September 2001. Waterfront Office to be occupied by Summer 2002. The marina to be developed in future. . A private high school (Bodwell International High School) approx 63,000-sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms is under construction. The school will cost $6.5 million and is expected to be completed by Aug 2003.

Status: Under Construction
Est. Cost ($ million): 110
First Entry: Jun 1998
Start: Spring 2000
Finish: 2005
Last Update: Jun 2003

North Vancouver

Lower Lonsdale Development Plan,
North Vancouver City Ph: (604) 985-7761
Proposed six-block development area comprised of 15 development "sites" (owned mostly by the North Vancouver City) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third Street, St George's Avenue, Chesterfield Avenue and Esplanade. West View Homes a 12-storey high rise apartment building on Site 4 is complete and a four-storey wood frame apartment building for Site 6 is complete. Fairmount Pacific are the developers of Sites 5A & B. On Site 5 construction of "TIME" is underway - two 120- foot towers with a total of 268 apartment units with some townhouses on 1st Street. Architect for sites 5A and B is D. Buttjes. Also under construction on site 5 is a 34,000 sq ft multi-purpose community centre with facilities for seniors and youth which is expected to be complete Spring 2004. There will also be 20,000 sq ft of retail space aside from the IGA which will be a 20,000 sq ft grocery store on Site 5. Site 3a is currently in the rezoning process and Seagate Properties Ltd. has recently be awarded the option to buy 3a. Seagate is expected to include an 18 storey residential building of live/work units and apartments at 151 W 2nd with an area of 132,000 sq ft. The sale is expected to close October 2003 with construction starting immediately. Site 2 has been sold by the city and is to be developed as a 12 storey, 117 unit residential building named One Park Lane by the Millennium group. The City will be marketing its lands over the next 5 to 10 years. Note that two other major projects are proposed in the same area.

Status: Under Construction — Start: Summer 1999
Est. Cost ($ million): 140 — Finish: 2010
First Entry: Mar 1998 — Last Update: Jun 2003

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant,
Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source, has completed preliminary design. A conventional design build project valued at $500 million dollars includes a 1800 ml/day filtration plant, twin tunnels , 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2007. Detailed design is underway. The detailed design of the energy recovery project has been awarded to Knight The drilling for the twin tunnels is underway and the detailed design for the tunnels has begun. Tender will close this summer for the aggregate processing for the project. The filtration plant will begin construction in 2004. Project management services awarded to Liaicon and Associates Inc. December 2002 announcement of $100 million funds from Federal and Provincial governments ($50 million each) and $18 million provincial funds for the pumping station.

Status: Under Construction — Start: Sep 2003
Est. Cost ($ million): 450 — Finish: 2007
First Entry: Sep 1997 — Last Update: Jun 2003

Pemberton

Rutherford Creek Water Power Project,
Rutherford Creek Power Ltd. Ph: (604) 633-9990
Proposed 45+ megawatt run-of-river electricity project six km south of Pemberton on Hwy 99.

Status: Under Construction — Start: Sep 2002
Est. Cost ($ million): 70 — Finish: Summer 2003
First Entry: Jun 2000 — Last Update: Jun 2003

Pemberton

Miller Creek Power Project,
Miller Creek Power Limited Ph: (780) 412-3371
Proposed approx. 25-MW run-of-river hydroelectric facility five km north of Pemberton on Miller Creek will provide approximately 100 GWh of electricity to meet needs of 10,000 residential customers per year. The project includes a penstock, two water intakes, a 2.5-km power line, small powerhouse, and road access. General contractor: Western Versatile. First, smaller turbine is in operation, and the larger turbine will be in operation in April 2003.

Status: Under Construction — Start: May 2001
Est. Cost ($ million): 29 — Finish: Spring 2003
First Entry: 98-09 — Last Update: Mar 2003

Pitt Meadows

CP Business Park,
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park to be built on former CP Rail land in 2-3 phases. Phase 1 proposal is for a 250,000 sq ft Western Grocers distribution centre. Phase I starting March 2003 for November 2003 opening.

Status: Under Construction — Start: Mar 2003
Est. Cost ($ million): 35 — Finish: Fall 2003
First Entry: Sep 2002 — Last Update: Mar 2003

Pitt Meadows

Mayfair Place Shopping Centre,
Onni Group Ph: (604) 602-7711
Retail commercial development consisting of two phases in 19900 block of Lougheed Hwy. Phase 1: 450,000-sq ft. Phase 2: 70,000 sq ft. Canadian Superstore is one of the two major tenants that have been secured.

Status: Under Construction — Start: Jan 2003
Est. Cost ($ million): 25 — Finish: Fall 2003
First Entry: Jun 2001 — Last Update: Mar 2003

Port Moody

NewPort Village,
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at Ungless, Guildford and Ioco Road. Architect: Perkins & Co. Architecture & Urban Design. Several phases completed. Phase 8: The Belcarra is 75 units in a lowrise wood frame building completed in Mar 2003. A 143 unit highrise, the Sinclair has started construction, to be completed by mid 2004.

Status: Under Construction — Start: 1995
Est. Cost ($ million): 150 — Finish: 2005
First Entry: Dec 1997 — Last Update: Mar 2003

Richmond

BridgePoint Development,
Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)
Proposal to convert the vacant BridgePoint market into a 300 slot machine casino, hotel and other entertainment facilities. Included will be two towers, a 220 room hotel, 650 seat dinner/theatre, spa, and a marina. The first phase is the casino and balance of the development will follow.

Status: Under Construction — Start: Summer 2003
Est. Cost ($ million): 100 — Finish: Spring 2004
First Entry: Mar 2003 — Last Update: Jun 2003

Richmond

Imperial Landings,
Onni Developments Ph: (604) 602-7711
Development at 4320 Moncton St. of retail space (approx 30-50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45-55,000 sq ft) and 700 mix of townhomes, condominiums and single-family homes on approx 21 hectares. The waterfront park and boardwalk were completed Mar 2003. Riverfront condominiums, townhouses and single family homes are under construction. An application has been made to convert the old BC Packers office building to new use as private school (Steveston Academy) and is currently under review. A condominium area is undergoing review. A fourth area, The Maritime mixed use area by the water is currently under review for permit. Additional commercial and industrial area may be developed on the 3.5 acres maritime area.
dbrownlee@city.richmond.bc.ca

Status: Under Construction
Est. Cost ($ million): 70
First Entry: Sep 2001
Start: Sep 2002
Finish: 2005
Last Update: Jun 2003

Richmond

Riverside Business Park,
Opus Building Canada Inc. Ph: (604) 948-0023
20-acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes 138,000-sq ft self-storage building. Opus complete the 23,000 square foot Today Trading facility. Arkon Technologies completed their 26,000 sq ft research & development facility. A 70,000 sq ft, multi-tenant building is 90% complete. Nathan Allen Glass is almost complete with their office and manufacturing facility. A 25,000 sq ft building is planned for lot 15. The remaining four lots can accommodate from 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Dec 2000
Start: Aug 2002
Finish: 2007
Last Update: Jun 2003

Richmond

Vancouver International Airport Expansion,
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Domestic departures terminal renovation ($52 million) completed in Jun 2002. Screening Project (security project), a $100 million project to include renovations and purchase of new high technology, was approved May 29 2003 and is underway. A proposed $30 million upgrade to the south airfield is being considered.

Status: Under Construction
Est. Cost ($ million): 1000
First Entry: Jun 1999
Start: Apr 2000
Finish: 2010
Last Update: Jun 2003

Richmond

Richmond Senior Secondary School,
School District 38 (Richmond) Ph: (604) 668-6000
Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1200-students. Construction of new school to be complete Dec 01 2003 and demolition of old school and construction of new playing fields to be performed Dec 2003 through April 2003. Architect: Advanced Architecture Inc.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: 98-09
Start: Summer 2002
Finish: Apr 2004
Last Update: Jun 2003

Richmond

Aberdeen Mall Expansion,
Fairchild Property Group Ph: (604) 872-1633
New mall at Cambie Road and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2220 parking spaces. Architect: Bing Thom Architects Inc. Plans announced to add an 8 storey, 150 room hotel to the project.

Status: Under Construction
Est. Cost ($ million): 130
First Entry: Dec 1997
Start: Fall 2002
Finish: Dec 2003
Last Update: Dec 2002

Richmond

The Palms,
Bosa Ventures Ph: (604) 299-1363
400,000-sq ft residential development at 8471 Bennett Rd. Phase 1 is 100,000 sq ft in two structures: the Monaco is complete (16 storeys,116 units) and the Clio (6 storeys) is planned for the last phase. The Fontarra, (six cluster groups of 30 - 3 storey townhouses) is complete. Phase 3 the Coronado, a 16-storey structure with 155 units, is under construction and will be completed June 2003. Phase 4 is four four-storey structures with approx 90 units to be developed dependent upon the market. Architect: Jan H. Timmer Architecture Ltd.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Dec 1997
Start: 1998
Finish: 2004
Last Update: Jun 2003

Squamish

Garibaldi Springs Golf & Country Club,
Newport Ridge Golf Ltd. Ph: (604) 925-8928
Proposed golf course, clubhouse and a 110-unit hotel plus 106 townhouse units and 15, 000 sq ft of commercial space. Phase 1, 46 townhouses to began construction June 2003. Phase 2, 60 townhouses will begin construction possibly in 2004. The 18 hole golf course to be completed Aug 2003 for limited play. Negotiations for a partnership to develop a 100 to 130 room hotel are underway.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Dec 1997
Start: Spring 2002
Finish: 2005
Last Update: Jun 2003

Surrey

Sussex Gardens,
Rykon Group
Four concrete mid-rise towers in White Rock will include 150 homes at 15076 North Bluff Rd. The first tower containing 38 suites is under construction and will be complete January 2004. Construction on the second tower (28 suites) is expected to begin August 2004. The third tower will be 28 suites while the fourth tower will have 60 suites.

Status: Under Construction
Est. Cost ($ million):
First Entry: Jun 2003
Start: Jun 2003
Finish: Early 2005
Last Update: Jun 2003

Surrey

Seniors Retirement Facility,
Elim Housing Society Ph: (604) 930-2475
10 structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18-acre site in the 9000 block at 160th street. Phased development to occur over 10 years. First phase: 14 duplexes completed and a 42-unit apartment completed. 18 duplexes and 2 apartment buildings (49 units and 42 units) are complete. 22 townhomes are to be completed in July 2003. A 97 unit assisted living complex and a 70 unit complex of independent living will start Summer 2004. Also a 16,000 sq ft amenity building will start construction Summer 2004. 5 additional phases will be developed over the next 4 years. Architect: OCA Architects .

Status: Under Construction
Est. Cost ($ million): 75
First Entry: Jun 1999
Start: Sep 2000
Finish: 2007
Last Update: Jun 2003

Surrey

Wedgewood Townhouses,
Lakewood Developments Ltd. Ph: (604) 597-7100 (Barnett Dembeck)
Two-storey, 257,000 sq ft residential development (96 units) at 156 St and 30 Ave. Architect: Elbe Lock Walls & Associates Inc. Final phase under construction is expected to be completed Oct 2003. Architect: Elbe Lock Walls & Associates Inc.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Dec 1997
Start: Summer 1998
Finish: Oct 2003
Last Update: Mar 2003

Vancouver

L'Aria on Robson,
DTKH Robson Developments
Thirteen floors, concrete, residential and commercial building started construction June 2003. The residential portion includes 82 suites and a fitness studio while the commercial portions is 3 floors.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Jun 2003
Start: June 2003
Finish: Aug 2003
Last Update: Jun 2003

Vancouver

The Beach Crescent Neighbourhood - False Creek North shore,
Concord Pacific Ph: (604) 926-7808
As part of Concord Pacific's North Shore Development, The Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low-rise buildings. The neighbourhood will include a marina, a child care facility and ten acres of parkland. Construction has begun on the first tower, West One, the tallest purely residential tower in Vancouver at 38 stories. West One is located at 1483 Homer. Azura I and II are under construction and schedule to be complete October 2003. The Azura towers are 36 and 37 storeys and provide a total of 416 units. The Waterford located at 1499 Homer, has not yet started construction. Kings Landing at 600 block Beach consists of two 22 storey towers and townhomes and will provide120 units. Kings Landing construction is underway and will be complete by April, 2005. Parkwest Tower I at 600 block Beach Crescent is a 31 storey tower with 250 units has not started construction but is expected to be complete by summer 2004. Parkwest Tower II at 700 Blk Beach Crescent is a 31 storey tower with 250 units has not started construction but is expected to be complete by summer 2005. The Aqua At the Park located at 1400 block Seymour is expected to be 26 storeys and provide 187 units.

Status: Under Construction
Est. Cost ($ million): ?
First Entry: Jun 2003
Start: 1991
Finish: Summer 2005
Last Update: Jun 2003

Vancouver

Commercial Tower,
Cressey Development Corp. Ph: (604) 683-1256
Development of a 20 storey, 75,000 sq ft commercial tower at Ash and Seventh Avenue. A heritage house will be moved and renovated as part of the project.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Mar 2003
Start: Jan 2003
Finish: Spring 2004
Last Update: Mar 2003

Vancouver

Great West Life Building,
Great West Life Realty Advisors Inc.
A 20 storey, 175 unit rental apartment tower at 901 Beatty Street.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Mar 2003
Start: Jan 2003
Finish: Summer 2004
Last Update: Mar 2003

Vancouver

Port of Vancouver Container Expansion Project,
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 360,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs by 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 535,000 TEUs. Centerm will have its current capacity increased by 260,000 to 600,000 TEUs. Total development costs are estimated to be $110 million for the two terminals. Construction is slated to begin at Vanterm this summer with expansion at Centerm following later.

Status: Under Construction
Est. Cost ($ million): 110
First Entry: Mar 2003
Start: Jun 2003
Finish: Early 2005
Last Update: Jun 2003

Vancouver

The Gallery Residences,
Polygon Group Ph: (604) 877-1131
Proposed 23 storey residential development at 1010 Homer Street.

Status: Under Construction
Est. Cost ($ million): 25
First Entry: Mar 2003
Start: Spring 2003
Finish: Fall 2004
Last Update: Mar 2003

Vancouver

UBC - Institute for Computing Information & Cognitive Systems (ICICS), University of British Columbia Ph: (604) 731-3103
Project intends to develop and facilitate research in interactive information systems, to include classrooms, laboratories and other related facilities to strengthen interdisciplinary research links between computer science, electrical, computer and mechanical engineering, medicine and health care, educational technology, psychology, commerce, process industries and utility systems. Architect: Hotson Bakker/Bregman Haman.

Status: Under Construction
Est. Cost ($ million): 22
First Entry: Mar 2003
Start: Fall 2002
Finish: Aug 2004
Last Update: Mar 2003

Vancouver

Paramount Place 900 Burrard St,
Bosa Ventures (604)299-1363
Proposed 25 storey building: 10 storeys for entertainment areas including a Famous Players 9 screen theatre, IMAX, restaurants and other facilities, and 14 storeys for residential units at Burrard, Smythe and Hornby Streets. Construction started Mar 2003.

Status: Under Construction
Est. Cost ($ million): 125
First Entry: Dec 2002
Start: Mar 2003
Finish: Spring 2005
Last Update: Mar 2003

Vancouver

1001 Beach Ave The Alvar,
Concert Properties Ltd. Ph: (604) 682-3726
28-storey multiple dwelling containing 106 units, an outdoor amenity area, and three levels of underground parking for 153 cars accessed from Beach Avenue. Architect: Lawrence Doyle Architect Inc.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Sep 2002
Start: Late 2002
Finish: Summer 2004
Last Update: Jun 2003

Vancouver

1280 Richards Ph: (604) 731-9053
26 storey residential tower and 3 levels of underground parking at 1280 Richards.

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Jun 2002
Start: Summer 2002
Finish: Fall 2003
Last Update: Dec 2002

Vancouver

Sterling at 1050 Smithe St.,
Bonnis Development Corp. Ph: (604) 618-1600
Proposed apartment tower (129 units) 21-storeys above and 5-storeys below . Approvals issued. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Under Construction
Est. Cost ($ million): 20
First Entry: Mar 2002
Start: Mar 2003
Finish: Summer 2004
Last Update: Mar 2003

Vancouver

The Domus Building at 1055 Homer,
Qualex-Landmark Developments Inc. Ph: (604) 685-0111 (Intertech)
27-storeys above and 3 below (143,000 sq ft) apartment tower at 1055 Homer St. Development will be 135 units which includes 8 townhomes. General Contractor: Intertech Construction Management Ltd.

Status: Under Construction
Est. Cost ($ million): 21
First Entry: Mar 2002
Start: Spring 2002
Finish: Late 2003
Last Update: Jun 2003

Vancouver

1225 Richards The Eden,
Bosa Ventures Ph: (604) 299-1363
Residential tower of 185 units with retail in a 195,000-sq-ft 25-storeys-above and 3-storeys-below at 1225 Richards St.

Status: Under Construction
Est. Cost ($ million): 35
First Entry: Dec 2001
Start: Spring 2002
Finish: Fall 2003
Last Update: Jun 2003

Vancouver

Miro - 1010 Richards Street,
Polygon Development 65 Ltd. Ph: (604) 871-4228
Development of 184 units in a 23-storey-above and 2-storey-below, 115,000-sq-ft residential tower.

Status: Under Construction
Est. Cost ($ million): 25
First Entry: Dec 2001
Start: Spring 2002
Finish: Feb 2004
Last Update: Jun 2003

Vancouver

Nova - 900 block Beatty Street Residential Development,
Bosa Ventures Ph:(604) 685-9875
Proposed development of two towers. Tower 1 is a 188 units in a 27-storeys-above and 3-storey-below residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above and 2-storey-below 166-unit residential tower which includes a 2-storey townhouse.

Status: Under Construction
Est. Cost ($ million): 50
First Entry: Dec 2001
Start: Fall 2002
Finish: Spring 2004
Last Update: Jun 2003

Vancouver

UBC - Life Sciences Centre,
University of British Columbia Ph: (604) 822-0195
Development of a 5-storey 550,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia.

Status: Under Construction
Est. Cost ($ million): 135
First Entry: Dec 2001
Start: Oct 2002
Finish: Sept 2004
Last Update: Mar 2003

Vancouver

455 and 583 Beach Ave Apartments - West One,
Concord Pacific Ph: (604) 926-7808
Proposed six buildings at 455 Beach Avenue. First building is a residential 29-storey 160-unit tower constructed above a 3-storey lowrise and a 2-storey lowrise along the mews. Identical project will also be constructed at 583 Beach Ave.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Sep 2001
Start: Early 2003
Finish: Late 2004
Last Update: Mar 2003

Vancouver

Vancouver Public Works Yard,
Vancouver City Ph: (604) 873-7276
Development of a works yard located on Chess St. The 45,000 sq metre site will include storage and buildings totalling 20,500 sq metres. Construction manager: Omicron Consulting.

Status: Under Construction
Est. Cost ($ million): 22
First Entry: Sep 2001
Start: Summer 2002
Finish: Fall 2003
Last Update: Mar 2003

Vancouver

Little Mountain Reservoir Seismic Upgrade,
Greater Vancouver Regional District Ph: (604) 451-6192 (GVRD)
Project includes the demolition and reconstruction of the reinforced concrete drinking water reservoir and value chamber under the parking lot at Queen Elizabeth Park, to expand the size by up to 25%.

Status: Under Construction
Est. Cost ($ million): 40
First Entry: Mar 2001
Start: Fall 2002
Finish: Late 2003
Last Update: Mar 2003

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Vancouver

1300 W Pender Residential Tower,
Pinnacle International Ph: (604) 988-1688
Located at 1328 W. Pender the Classico is a 34-storey 201 unit residential tower including townhouses and a three-storey building for commercial use. Architect: Howard Bingham Hill Architects.

Status: Under Construction — Start: Summer 2001
Est. Cost ($ million): 40 — Finish: Summer 2003
First Entry: Dec 1999 — Last Update: Jun 2003

Vancouver

BC Cancer Research Centre Project,
BC Cancer Agency Ph: (604) 877-6103
Development of a fully-integrated 8-storey 225,000-sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration and eight laboratories, and will accommodate 600 staff.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 84 — Finish: Late 2004
First Entry: Sep 1999 — Last Update: Mar 2003

Vancouver

Dedicated Fire Protection System,
City of Vancouver Ph: (604) 873-7011
Development of an earthquake-resistant fire protection system for downtown Vancouver and some adjacent areas. This multi-year project includes two pump stations, intake structures (completed), and pipeline along Homer Street (completed), Pender Street (completed), and pipeline underwater in False Creek to Fairview Slopes and the Kitsilano area (completed). A pumping station in Kitsilano and an extension to the pipeline of approx 500 m to service areas south of False Creek has been completed. In 2003 a pipeline will be constructed down 6th Avenue from Cypress Street to MacDonald Street, to start construction in April 2003 and to be completed by the end of August 2003. Engineering Consultant: Golder Associates.

Status: Under Construction — Start: 1993
Est. Cost ($ million): 48 — Finish: Jun 2004
First Entry: Sep 1999 — Last Update: Mar 2003

Vancouver

1176 Seymour Brava Towers,
Amacon Group Ph: (604) 893-7131
Two residential towers (33 and 22 storeys) at Seymour and Davie totalling 450,000 sq ft in 439 condo units with 17,000 sq ft of it commercial space at ground level. Website:www.brava.ca

Status: Under Construction — Start: Late 2002
Est. Cost ($ million): 65 — Finish: Late 2004
First Entry: Sep 1998 — Last Update: Jun 2003

Vancouver

Champlain Mall Redevelopment,
PCI Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, 100,000-sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5-acre site. Residential component will be constructed in phases. Phase 1: 40 3-storey townhouse units. Phase 2: 200 3-storey townhouse units. Phase 2 will follow phase 1. Architect: W. T. Leung Architects.

Status: Under Construction — Start: May 2002
Est. Cost ($ million): 35 — Finish: Fall 2004
First Entry: 98-09 — Last Update: Mar 2003

Vancouver

Concord Pacific Place,
Pacific Place Developments Ph: (604) 685-9977
Neighbourhood concept plan approved for 204-acre site for six neighbhourhoods: Marina Crescent, Roundhouse, Beach, Yaletown Edge, Marina Pointe and the Creekside to house 15,000 people. A number of towers have been completed. A 38-storey 248 unit residential tower (West One) at corner of Pacific and Homer completed Dec 2002. The Azura a $19.9 million 33-storey 196-unit tower and townhouses at 500 Pacific started construction in December 2001 and is to be completed Fall 2003. Construction started Mar 2002 on towers 1E and 1L (approx 400,000 sq ft) and are each 32-storeys above and 4-storeys below with a total of 400 residential units at 498 Pacific Blvd. Twin towers "The Max" on Smythe Street is pre-selling sprint 2003 and to be completed June 2005. King's Landing on Beach Crescent will consist of two towers and townhouses. The first tower to be built is 18 storeys. King's Landing construction is underway and will be complete April, 2005.

Status: Under Construction — Start: 1998
Est. Cost ($ million): 3000 — Finish: Fall 2005
First Entry: 98-09 — Last Update: Mar 2003

Vancouver

UBC Biotechnology Laboratory The Michael Smith Building,
University of British Columbia Ph: (604) 822-8251
New building at the University of BC for a 7419-sq m biotechnology laboratory.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 27 — Finish: Fall 2004
First Entry: Jun 1998 — Last Update: Mar 2003

Vancouver

1133 Seymour Residential Complex,
Amacon-Omni Management Incorporated
Ph: (604) 688-0893 (Architect)
Two towers of 22 and 23 storeys containing 16,200 sq ft of cultural facility, at Seymour and Davie Streets. Architect: Hewitt & Kwasnicky.

Status: Under Construction — Start: Jan 2003
Est. Cost ($ million): 50 — Finish: Early 2004
First Entry: Dec 1997 — Last Update: Mar 2003

Vancouver

Bayshore Gardens,
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Drive (West Georgia and Denman Streets, Vancouver). Consists of residential buildings 1650 (phase 5), 1680 (phase 4), 1717, 1777 (phase 2), 1710 and 1790 (phase 1) Bayshore Drive. Phase 3, a rental building, was completed by other parties. The project is an eight-year, six-phase project including 11 buildings, expanded hotel, upgraded marinas and underground parking. Project area is 1.1 million sq ft. The first four phases are complete. Phase 5, a 19 storey, 11,190 sq m tower at 1650 Bayshore will complete construction September 2003. (Architect: Downs-Archambault). A 25-storey tower (91 units), a 7-storey residential building and 3-storey townhomes containing 12 units at 1610 Bayshore is planned. Construction completion date is for the 1650 Bayshore tower. Phase 6 will consist of a 75 units in a 25 storey residential tower, 6 townhouses along Bayshore Drive and an eight storey building along Cardero Street that will be comprised of 111 non-market housing units, retail shops and a daycare facility. Phase 6 is schedule to begin construction January 2004 and will complete December 2005.

Status: Under Construction — Start: 1996
Est. Cost ($ million): 400 — Finish: Late 2003
First Entry: Dec 1997 — Last Update: Jun 2003

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Vancouver

Citygate Complex,
Bosa Development Corp. Ph: (604) 294-0666
Development of site between Main and Quebec Streets, east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Architects: Perkins & Co. Architecture & Urban Design Inc. Eight phases: Phase 5, the Viceroy is completed. The next tower, phase 6,The Brighton $40 million consisting of 145 units started construction March 2003. Phase 7: social housing has been completed. Phase 8: application for development permit will be submitted summer 2003 and will include 70 units..

Status: Under Construction
Est. Cost ($ million): 60
First Entry: Dec 1997
Start: 1989
Finish: 2004
Last Update: Jun 2003

Vancouver

Coal Harbour Redevelopment,
Marathon Developments Inc. Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings - three of which, the Avila (21-storey), the Bauhinia and the Escala tower (28-storey) are complete. The fourth and fifth towers, the Cascina (25-storey) and Denia (20-storey), are under construction and expected to be completed in Oct 2003. One 350-berth marina and the Coal Harbour Community Centre completed. Shaw Tower (489 ft tall) on Burrard Landing site is 532,000 sq ft 40-storeys above grade and 5-storeys below. The $150 million tower is under construction and will consist of 130 residential units on the upper 26 floors and offices on the lower 14 floors with 5 floors of underground parking. Architect for Shaw Tower is James K. Cheng. Project is expected to complete in June 2004. Aspac Developments have purchased the three remaining sites and will build Harbour Green Place consisting of 3 towers 23, 29 and 35 storeys. One Harbour Green will begin construction August 2003 and is expected to complete October 2005. Two and Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Under Construction
Est. Cost ($ million): 1000
First Entry: Dec 1997
Start: 1992
Finish: Summer 2004
Last Update: Jun 2003

Vancouver

Concord Pacific Place,
Concord Pacific Ph: (604) 899-8800
Urban redevelopment of north shore of False Creek in Vancouver (includes former Expo 86 site) to include up to 9,000 housing units and 2.5 million sq ft commercial and retail space. Quayside Waterfront Bloc Phase 3 includes 34-storey, $42-million tower was completed in Feb 2002. MarinaSide Resort Residences ($70-million, 353-unit condo tower - 193 BaySide Mews) is completed. Beach Neighbourhood: seven towers at 600 Pacific, received development permits for a 28-storey high rise (Waterford) at 1499 Homer and 41-storey tower (West One) at 498 Pacific Blvd. Excavation is completed on Tower 1B at 1483 Homer St. is a 28-storey tower with 4 below grade 129 residential units The development will be a total of 13 buildings. Two towers at 400 Beach are each 24-storeys, an 18-storey tower, an 8-storey mid-rise and a 3-storey amenity building with 4-storey townhouses. See project #951 for details on the Beach Crescent Neighbourhood.

Status: Under Construction
Est. Cost ($ million): 3000
First Entry: Dec 1997
Start: 1991
Finish: 2009
Last Update: Jun 2003

Vancouver

Portico Condominium Development,
Bosa Development Corp. Ph: (604) 294-0666
Located at 2198 Granville street on six-acre site at 2298 Granville St to include two 11-storey towers, a 13-storey tower, a 5-storey building comprising 14 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phases 2: The Siena, a 15-storey tower and a 5-storey 14 unit townhouse building are under construction with completion expected Summer 2003. Phase 3: The Verona, a 19-storey tower and 5-storey mid-rise apartments is under construction for completion summer 2004. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Under Construction
Est. Cost ($ million): 125
First Entry: Dec 1997
Start: Spring 1998
Finish: 2004
Last Update: Mar 2003

West Vancouver

StoneCliff - Residential development,
Concert Properties Ltd. Ph: (604) 602-3713
Proposed three 15 storey residential towers to be built on above the Upper Levels Highway. Phase three includes a 3300 sq ft amenity building. Official Community Plan was amended in July 2002. Construction has started on tower 1 and is scheduled for completion July 2004. Tower 2 will begin construction Sep 15, 2004. Phase 3 is schedule for a Jan 15 2005 start.

Status: Under Construction
Est. Cost ($ million): 45
First Entry: Sep 2002
Start: Apr 2003
Finish: Fall 2003
Last Update: Jun 2003

West Vancouver

Whitby Estates,
British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 104-acre property on Folkstone Road. Architect: Neale Staniszkis Doll Adams Architects. The single-family sites are being developed by British Pacific Properties Ltd. Website: www.britishproperties.com. Phases 1 through 5 have largely sold out and many houses have been completed. Phase 6 will be available for new home development Summer 2003.

Status: Under Construction
Est. Cost ($ million): 25
First Entry: Dec 1999
Start: 1999
Finish: 2010
Last Update: Jun 2003

West Vancouver

Cypress Mountain Ski Resort Expansion,
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Cypress Bowl Recreations has recently submitted a proposal to the Ministry of Water, Land and Air Protection outlining a proposal to revise the approved Alpine Ski Area Master Plan. The current Plan approves, among other development: a new base area, additional parking and three additional chairlifts on Mt. Strachan including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of eleven hectares of new ski trails on the east face of Black Mountain. It is expected that this lift could also serve the proposed Olympic Venues sited on the slope located above the south end of the main alpine parking lot. The company is also seeking to upgrade the existing ski lifts and to make further improvements to existing ski trails. Upgrade projects proposed for the Olympic Bid (funded by the OCOG - see Olympic bid entries) include $10.5 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the olympic venues.

Status: Under Construction
Est. Cost ($ million): 70
First Entry: Dec 1997
Start: Fall 1997
Finish: 2009
Last Update: Jun 2003

West Vancouver

Park Royal Shopping Centre Expansion,
Larco Investments Ltd. Ph: (604) 922-3211
Addition of 250,000 sq ft to the Park Royal Shopping Centre including demolition of some portions of the mall and replacement with 8 retail buildings. Architects: F&A Architects and Musson Cattell Mackey Partnership.

Status: Under Construction — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Spring 2004
First Entry: Sep 1997 — Last Update: Jun 2003

Whistler

Pan Pacific Hotel - Whistler,
Intrawest Properties Ltd. Ph: (604) 669-9777
An 83 suite hotel in Whistler Village has started construction and is expected to be complete December 2004.

Status: Under Construction — Start: June 2003
Est. Cost ($ million): 20 — Finish: Dec 2004
First Entry: Jun 2003 — Last Update: Jun 2003

Whistler

Four Seasons Private Residences - Discovery Centre,
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 37 strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort and to be managed by Four Seasons. Construction started June 2003 and is expected to be complete Dec 2004.

Status: Under Construction — Start: May 2003
Est. Cost ($ million): 36 — Finish: Late 2004
First Entry: Mar 2003 — Last Update: Jun 2003

Whistler

Four Seasons Resort Whistler,
Intrawest Properties Ltd/Four Seasons Hotels and Resorts
Ph: (604) 669-9777
A 9-storey 68,000-sq ft hotel to include 242 units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms.

Status: Under Construction — Start: Spring 2002
Est. Cost ($ million): 86 — Finish: Summer 2004
First Entry: Mar 2000 — Last Update: Jun 2003

Whistler

Creekside Residential Development,
Intrawest Properties Ltd. Ph: (604) 669-9777
Creekside redevelopment includes 300 residential-hotel units, 1450 parking stalls, creek reconstruction (completed summer 1999); 50,000-sq ft commercial development is on hold until 2002. Construction on Legends, the first of three new condo-hotels, began in spring 2000 and was completed in spring 2001. Phase 1 of the First Tracks Lodge (120 units) construction was completed spring 2001. Phase 2 of the First Tracks Lodge completed late in 2001. Remaining work on First Tracks Lodge completed Spring 2002. Storied Places, a subsidiary of Intrawest, will develop 3 and 4 bedroom homes. The first phase of Nature's Door is 25 homes and is expected to be completed in Summer 2003. A new service station will feature nine pumps on three islands, a drive through car wash, and a larger food store. Lake Placid Road is in the final stages of being re-surfaced and curbed. Proposed development in the area also include a two storey train station, 11 single family lots, commercial space, and more condominiums. Intrawest Resort Development is investing $50 million to continue the development. The updated Whistler Creekside will feature a new fire hall, a daycare, an elementary school, community centre, and eight acres of parkland. A cobble stone path will link boutique-style retail shops, cafes, and grocery stores. Completion is scheduled for winter 2003. In addition, Intrawest is working on widening Highway 99 from Lake Placid Road to Bayshores and construction of a new section to the popular Valley Trail along the east side of the highway. A parkade and 30,000 square ft commercial space are planned to start Summer 2003.

Status: Under Construction — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Jun 2003

STATUS: COMPLETED

Horseshoe Bay

Horseshoe Bay Ferry Terminal Improvements,
BC Ferries Corporation Ph: (250) 381-1401
Improvements include relocation of 0.5 km of roadway and removal of Argyle overpass. Phase 1: Construction commenced Jan 2001 with re-location of the toll booths further uphill. Other improvements will include expanded terminal holding compound and parkade, a facility for maintenance staff, and an office for administration and foot-passenger tickets. New overhead walkway completed in May 2002. A 462-vehicle, three level parkade was completed in Nov 2002. The terminal maintenance building was completed in Spring 2003.

Status: Completed — Start: Spring 2001
Est. Cost ($ million): 30 — Finish: Spring 2003
First Entry: Dec 1999 — Last Update: Jun 2003

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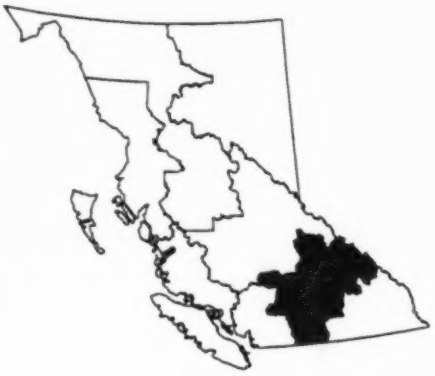
Thompson/Okanagan Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2002) : 5.1
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	75.9	37.7	79.5	59.9	29.4	304.4	98.8	0.553	0.166	0.719	1976
1981	24.2	73.1	43.1	98.4	68.9	39.6	347.3	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	353.9	135.9	0.422	0.229	0.651	1986
1991	25.2	71.2	33.4	118.6	85.8	61.9	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.4	39.4	137.0	106.7	74.6	468.6	184.1	0.391	0.263	0.655	1996
2001	22.1	82.4	45.5	131.9	122.3	83.3	487.4	201.2	0.349	0.278	0.627	2001
2006	21.8	73.9	46.8	130.0	142.6	92.4	507.5	225.0	0.300	0.289	0.589	2006
2011	24.6	71.9	46.8	141.9	162.7	103.1	551.0	255.4	0.275	0.293	0.568	2011
2016	26.3	75.4	46.0	158.2	172.6	119.9	598.4	285.0	0.270	0.318	0.588	2016
2021	27.2	82.5	43.2	171.9	180.0	139.9	644.7	309.6	0.277	0.354	0.631	2021
2026	27.5	87.5	47.0	174.9	190.1	162.5	689.4	334.3	0.279	0.394	0.673	2026
2031	27.8	90.0	51.5	175.2	205.0	181.8	731.3	360.2	0.273	0.421	0.694	2031

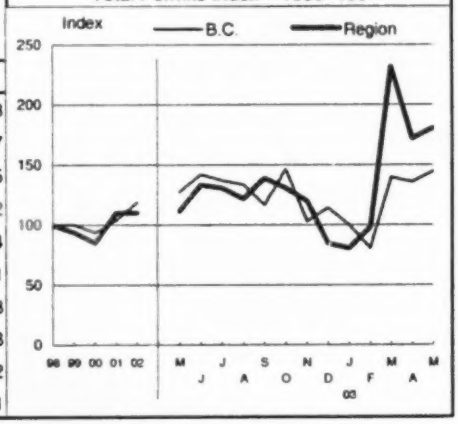
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	593.3	213.7	19.3	113.7	80.6	379.7	3,853
1997	569.3	183.3	46.6	100.9	35.8	386.0	3,607
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	442.6	182.3	18.4	101.4	62.5	260.3	2,382
2000	399.6	182.4	30.6	97.2	54.6	217.2	1,744
2001	517.0	242.6	17.8	154.4	70.4	274.3	2,191
2002	518.1	156.1	26.8	93.6	35.6	362.0	2,698
YTD May '02	190.4	104.2	9.1	69.5	25.6	86.2	678
YTD May '03	180.4	49.3	9.6	36.0	3.7	131.1	1,042
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	1

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Thompson/Okanagan Development Region

Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Thompson-Okanagan		**481,048**	**483,213**	**485,694**	**489,772**	Merritt	C	7,658	7,541	7,416	7,549
Kelowna	C	98,141	99,605	100,832	101,592	Spallumcheen	DM	5,437	5,380	5,350	5,377
Kamloops	C	80,477	80,798	81,053	81,443	Peachland	DM	4,763	4,772	4,823	4,987
Vernon	C*	34,328	34,711	34,998	35,147	Armstrong	C	4,303	4,388	4,439	4,592
Penticton	C	32,368	32,301	32,294	32,202	Osoyoos	T	4,366	4,406	4,437	4,399
Salmon Arm	DM	15,851	15,813	15,847	15,911	Oliver	T	4,426	4,385	4,381	4,357
Summerland	DM	11,040	11,056	11,116	11,044	Golden	T	4,121	4,197	4,231	4,341
Lake Country	DM	9,628	9,493	9,671	9,750	Enderby	C	2,930	2,938	2,933	2,957
Coldstream	DM	9,445	9,467	9,483	9,564	Sicamous	DM	2,968	2,873	2,828	2,906
Revelstoke	C	8,008	7,914	7,854	7,945	Princeton	T	2,869	2,781	2,712	2,692

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort,
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year round trails and golf course. Phase 1, two primary ski runs are completed, and further phases include a fixed-lift, a powder ski training facility and accommodation facilities. The development will include 5 structures and will include a 100 room hotel, clubhouse at new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Master plan approved and Master Development Agreement will be the next step prior to construction occurring.

Status: Proposed
Est. Cost ($ million): 21
First Entry: Dec 1999
Start: Jun 2005
Finish: 2008
Last Update: Jun 2003

Boston Bar

Kookipi Creek Water Power Project,
Global Cogenix Corporation Ph: (604) 682-2201
Proposed 10-15 MW water power project near Boston Bar and nearby Log Creek water power project (see separate entry). Project was selected by BC Hydro for its green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Start: Spring 2004
Finish: Fall 2005
Last Update: Jun 2003

Boston Bar

Log Creek Water Power Project,
Global Cogenix Resources Ph: (604) 682-2201
Proposed 10 MW run-of-river hydroelectric project approx 15 km nw of Boston Bar in the Nahatlatch River watershed. Scoping report submitted to Land and Water BC. Awaiting commencement of water licence review. Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2000
Start: Spring 2004
Finish: Summer 2006
Last Update: Jun 2003

Golden

Border Infrastructure Project - Kicking Horse Pass Highway 1 Improvements, BC Ministry of Transportation/
Government of Canada Ph: (250) 354-6187
A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project includes replacing the 10-Mile (Park) bridge and constructing over 5 km of new four lane highway in the Kicking Horse pass on the Trans-Canada Highway east of Golden. The $23 million bridge replacement contract has been awarded to Peter Kiewit Sons Co. Ltd. of Richmond BC. It also includes realignment of a 1.2 kilometre section of four-lane highway to the east of the Yoho (Five-Mile) Bridge. The bridge project is expected to be completed in the fall of 2004.

Status: Proposed
Est. Cost ($ million): 125
First Entry: Mar 2003
Start: Summer 2003
Finish: Late 2007
Last Update: Jun 2003

Kamloops

Terasen Pipeline Capacity Upgrade,
Terasen Pipelines Ph: (403) 514-6450
Planned pipeline system upgrade from Edmonton to the BC Lower Mainland, in two phases. The system's current capacity is approximately 44,675 cubic metres (281,000 barrels) per day. The modifications will provide an additional 16,500 cubic metres (103,785 barrels) per day. Phase 1 portions in BC include repair and reactivation of an 81 km section of pipeline between Kamloops and Darfield, and ugrading existing pump stations. Phase 2 is constructing new pump stations at Merritt and Wahleach. Applying for National Energy Board approvals. Finish date is for phase 1. Website: www.terasenupgrade.com

Status: Proposed
Est. Cost ($ million):
First Entry: Jun 2003
Start: Fall 2003
Finish: Jun 2004
Last Update: Jun 2003

Kamloops

Kamloops Sewage Treatment Plant,
City of Kamloops Ph: (250) 828-3467
The city is conducting a liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work not expected to commence until 2004. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2000
Start: 2005
Finish: 2007
Last Update: Jun 2003

Kamloops

Royal Inland Hospital Expansion,
Royal Inland Hospital Ph: (250) 374-5111
Addition and alterations include construction of a 2-storey 44-bed tertiary psychiatric facility which will go to tender September 2003. A new generator set switch and improved roadways valued at $2.3 million are out to tender and the redevelopment of the hospital's 2nd floor valued at $19.5 million with go to tender at the end of June 2003.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 1997
Start: Summer 2003
Finish: Fall 2004
Last Update: Jun 2003

Kelowna

Mission Shores Townhomes,
Intrawest Properties Ltd. Ph: (604) 669-9777
54 cottage-like strata-titled townhomes located in Kelowna's Mission neighbourhood. Homes range in size from 1,800 to 4,000 square feet. Rezoning has been completed and council has authorized a development permit issuance.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2003
Start: Summer 2003
Finish: Summer 2004
Last Update: Jun 2003

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3. Thompson/Okanagan

Kelowna

Kelowna Downtown North,
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of 1700 dwellings for 3500 residents on 23.5-ha site bounded by Sunset Drive, Gaston Avenue and Ellis Street in Kelowna's downtown area. Project would include up to 880 homes in up to 21 storey towers and four-storey apartment and condominium buildings, and renovation of existing CN Station, a historic site. CLC hope to have a hotel developed on the site. In August 2002 approval was given for 21 storey highrise in downtown, development permit not yet issued. Finishing site services, sidewalks for commercial sub division. http://www.city.kelowna.bc.ca/

Status: Proposed — Start: Spring 2003
Est. Cost ($ million): — Finish: 2010
First Entry: Mar 1998 — Last Update: Jun 2003

Kelowna

Okanagan Lake Bridge Expansion,
BC Ministry of Transportation Ph: (250) 356-1861
Proposed widening of a 640 m section of the floating Okanagan Lake Bridge to four lanes and a high level overpass of a new navigation channel.. Design is complete and includes five lanes and a pedestrian/bike walkway. Design stage is complete and project funding options are being explored.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 96 — Finish: Late 2006
First Entry: Dec 1997 — Last Update: Jun 2003

Lytton

Lytton Cogeneration Plant,
Spatsum Lumber (Lytton) Ltd.
Owner requested no contact at this time.
Planned 25-MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2003

Merritt

Active Mountain Park,
Active Mountain Entertainment Corp. Ph: (604) 525-3330
Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 town homes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7-acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) requires approval from the Agricultural Land Commission. Zoning in place but until the government approves a casino license, the project will not proceed.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 250 — Finish: 2007
First Entry: Dec 2000 — Last Update: Mar 2003

Merritt

Hwy 97A Upgrades,
BC Ministry of Transportation Ph: (250) 828-4298
Proposed upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd. to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd. Phase 2: increasing from 2 to 4 lanes Larkin Rd. to Pleasant Valley Rd.

Status: Proposed — Start: Jun 2003
Est. Cost ($ million): 22 — Finish: Fall 2006
First Entry: Mar 2002 — Last Update: Jun 2003

Osoyoos

Osoyoos Lake Resort,
Osoyoos Lake Development Corp. Ph: 1-800-337-0335
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge, to be developed in two phases. Phase 1 to be completed by June 2005. Architect: Cornerstone Architects. Website: osoyooslakeresort.com

Status Proposed — Start:Nov 2003
Est Cost ($million): 15 — Finish:Jun 2006
First Entry:Jun 2003 — Last Update:Jun 2003

Near Ashcroft

Ashcroft Ranch Landfill,
Greater Vancouver Regional District Ph: (604) 432-6375
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. In planning stages. Will be required to go through the BC Environmental Assessment Act process. Public open houses were held in March 2003 and comments are requested on the project's proposals for environmental review, until mid-May 2003. Website: www.ashcroftranch.com

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 50 — Finish: Summer 2005
First Entry: Jun 2002 — Last Update: Mar 2003

Penticton

Highway 97 Widening,
Ministry of Transportation Ph: (250) 356-7707
Widening of a 5 km section of Highway 97 to provide four lanes between Peachland and Summerland.

Status: Proposed — Start: Early 2004
Est. Cost ($ million): 15 — Finish: Jun 2005
First Entry: Jun 2003 — Last Update: Jun 2003

Vernon

Hotel - Wellness centre,
Gernot Langes-Swarovski Group
A 150 room resort and convention centre is proposed for a 188 acre site next to the Predator Ridge Golf Course. The resort will include an exclusive spa. Rezoning expected to be complete by the end of July 2003.

Status: Proposed — Start: ?
Est. Cost ($ million): 35 — Finish: ?
First Entry: Jun 2003 — Last Update: Jun 2003

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STATUS: ON HOLD

Kamloops

Stump Lake Guest Ranch Resort,
Stump Lake Cattle Co.
Ph: (250) 377-8673 (Thompson Nicola Regional District)
Proposed guest ranch including a $9 million grand lodge, 265 housing units and other resort facilities at the existing Stump Lake Ranch. Project is on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2002
Start: Spring 2004
Finish: Summer 2006
Last Update: Mar 2003

Kamloops

Trucking Service Area,
Atrium Mortgage Corp Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Road will replace two intersections and 2.4 km of the Trans-Canada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved - the City of Kamloops and B.C. government are contributing to the highway interchange and frontage road construction. Roadworks tender has been awarded to Brentwood Enterprises Ltd. Roadwork is complete. No formal applications have been received for the truck stop service centre and other buildings.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 1999
Start: ?
Finish: ?
Last Update: Mar 2003

Kamloops

Saddleback Hills,
Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. No formal applications have been made. Project on hold.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2003

Kelowna

Conservatory Towers Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17-acre site at the intersection of Valley and Glenmore Roads. Four structures of 8, 12, 16 and 20 stories and two-storey townhouses for a total of 1.25 million sq ft. Will eventually house 2500 people and include a 150-bed extended-care facility, 30,000-sq ft garden, markets and amenities. Phase 1 is under construction. Project Co-ordinator: Warren Neufeld.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Start: Sept 2002
Finish: 2013
Last Update: Jun 2003

Lytton

Kwoiek Creek Water Power Project,
Powerhouse Energy Corp./Kanaka Bar Indian Band
Ph: (604) 524-8597
Proposed 80 megawatt hydroelectric facility on Kwoiek Creek near Lytton. Review being conducted under the BC Environmental Assessment Act and second stage of review will begin when proponent submits its project report . Project currently on hold.

Status: On hold
Est. Cost ($ million): 90
First Entry: Dec 2000
Start: ?
Finish: ?
Last Update: Jun 2003

Vernon

Turtle Mountain Residential Development,
R D Lewis & Associates Ltd Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and have applied for rezoning. Traffic studies are also being conducted. Financing is not yet in place - project is on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: Summer 2003
Finish: Fall 2005
Last Update: Mar 2003

Yale

Inland Pacific Connector Pipeline,
BC Gas Utility Ltd. Ph: (604) 443-6880
Proposed 237-km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbortsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Approval under the BC Environmental Assessment Act is under review.

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Start: Mar 2004
Finish: Early 2006
Last Update: Jun 2003

STATUS: UNDER CONSTRUCTION

Golden

Kicking Horse Ski Resort,
Golden Peaks Resort Inc. Ph: (604) 609-9953
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. An 8-storey above and 1-storey below resort lodge started construction in Summer 2002. Cardel homes of Calgary will build a 55 unit condominium lodge named Glacier Lodge starting Fall 2003.

Status: Under Construction
Est. Cost ($ million): 200
First Entry: Mar 1998
Start: Spring 2000
Finish: 2008
Last Update: Jun 2003

Kamloops

Weyerhaeuser Wood Residue Cogeneration Plant,
Weyerhaeuser Canada Ph: (604) 661-8061
30-megawatt wood-residue cogeneration plant at the existing Weyerhaeuser pulp mill. BC Hydro announced it would assist with financing to allow for lower cost self generation for the pulp mill.

Status: Under Construction
Est. Cost ($ million): 30
First Entry: Jun 2001
Start: Mar 2003
Finish: Mar 2004
Last Update: Mar 2003

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Kamloops

Kamloops Water Treatment Plant,
Kamloops City Ph: (250) 828-3467
Installation of a membrane-filtration system is being combined with a groundwater supply to provide water to Kamloops residents. Project planner: Urban Systems. Approval obtained for a 40,000- to 48,000-cu m/day groundwater collector well, within the Kamloops aquifer, and a $36 million membrane treatment plant. Construction contract awarded to Graham Construction.

Status: Under Construction — Start: Apr 2003
Est. Cost ($ million): 70 — Finish: Summer 2004
First Entry: Mar 1999 — Last Update: Jun 2003

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex,
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400-ha site. The project will include a 27-hole golf course, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre. Construction on the golf course is ongoing, however, other parts of the project are not yet proceeding.

Status: Under Construction — Start: Spring 2001
Est. Cost ($ million): 180 — Finish: 2010
First Entry: Dec 1997 — Last Update: Sep 2002

Kamloops

Sun Rivers Community,
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school and retail and commercial businesses on a 460-acre site near Hwy 16. The project will eventually contain 2000 single- and multi-family residential units, eight phases in total. Development of Phase 1of the single family units: Mariposa Neighbourhood is completed and includes an 18-hole golf course completed for Spring 2002, a driving range completed , clubhouse to be built in 2003, site-servicing infrastructure, and a broad mix of residential buildings. Phase 2 of single-family units: Trillium Neighbourhood lots are serviced and homes are under construction. Phase 1 adult oriented units: The Sagewood is completed. Phase 2, the Rosewood , will have 99 units and will start construction in Summer 2003. The Fairways, a 9 townhouse unit will complete end of May 2003.

Status: Under Construction — Start: 1997
Est. Cost ($ million): 450 — Finish: 2010
First Entry: Dec 1997 — Last Update: Mar 2003

Kamloops area

Sun Peaks Ski Resort,
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan. Construction of Phases 1 and 2 of Forest Trails, a 36-townhouse structure (Intrawest), and Phases 1 and 2 of Crystal Forest, a 350-unit village are complete. Phase 3: 25 tourist-accommodation units in Crystal Forest and seven condo units in Powder Ridge are complete. A $40-million, 230-room Delta Sun Peaks Hotel with conference, recreational and retail facilities opened in October 2002. Servicing is complete in the first phase of the Sundance Estates with ten houses completed. There will be 16 units in phase 1, 5 units in phase 2, 10 units in phase 3 and 9 units in phase 4. A $70-million expansion to skiing on Mt. Morrissey has opened up 600 acres of new terrain. Also included in the plan is the back nine of the golf course which will be completed summer 2004.

Status: Under Construction — Start: 1993
Est. Cost ($ million): 295 — Finish: 2015
First Entry: Dec 1997 — Last Update: Mar 2003

Kamloops to Golden

Highway 1 Upgrading,
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Highway 1, the TransCanada Highway, from Cache Creek to the Rockies. Individual projects will be approved and completed on annual basis. Funding approved for upgrades to four lanes from Broderick to Ford of a 3.5-km section of the highway between Ford and Carlin Roads. Projections of the feasibility of various concepts is complete for the East Kamloops/Valleyview traffic. Functional planning continues from Cache Creek to Kamloops with public presentation held in July 2001. Estimated cost for Cache Creek to Kamloops is $70 - 80 million. Plans are underway to replace the 10 Mile (Park) Bridge. Paving completed on 32 km's of the roadway from Afton Overpass to west of Pacific Way in Kamloops. Kettle Valley Bridge roadwork is out for tender. The 5 Mile (Yoho) Bridge located 7 km east of Golden (approx $23 million) is now being constructed with completion Summer 2005. Highway realignment to be completed 2006. See separate entry for Kicking Horse Pass Highway 1 Improvements.

Status: Under Construction — Start: Late 2000
Est. Cost ($ million): 134 — Finish: 2007
First Entry: Dec 1997 — Last Update: Mar 2003

Kelowna

Discovery Pointe Resort 1128 Sunset Dr.,
Pointe of View Developments Ph: (250) 861-5225
Proposed 21 storey tower, 130 units to be built next door to Discovery Bay Resort. Website: www.pointeofview.com

Status: Under Construction — Start: Mar 2003
Est. Cost ($ million): 50 — Finish: Late 2003
First Entry: Dec 2002 — Last Update: Mar 2003

Kelowna

Royal Private Residence Club at the Grand Hotel,
Grand Hotel Royal Residences Ph: (250) 868-5678
59 luxury condos to be built as part of the Grand Hotel complex on the Okanagan Lake waterfront. Preload is in place and construction is underway.

Status: Under Construction — Start: Jun 2003
Est. Cost ($ million): 45 — Finish: Jun 2004
First Entry: Sep 2002 — Last Update: Jun 2003

Kelowna

Landmark Corporate Campus,
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Proposed three buildings to house high-tech development on Dolphin Ave. Rezoning completed. The first building, a six-storey structure, is completed. Second building has been issued a development permit.Third building to follow upon completion of second building once municipal requirements are met.

Status: Under Construction — Start: Early 2001
Est. Cost ($ million): 25 — Finish: Jun 2003
First Entry: Dec 2000 — Last Update: Jun 2003

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Kelowna

Mission District Park,
City of Kelowna Ph: (250) 862-3381
Proposed development of 42 hectares on Gordon Drive south of Mission Creek as a recreational area that would include hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20-year period. Preliminary steps include a 9 ha, $1.6 million stormwater management wetland (completed) and servicing of all utilities and roads (started summer 2002). Construction of twin hockey rinks, twin indoor soccer fields, indoor running track, fitness studio and restaurant are to be completed Sep 2003. Widening of Gordon Rd, ring road and a servicing corridor to be completed Summer 2003.

Status: Under Construction — Start: Nov 2002
Est. Cost ($ million): 50 — Finish: 2020
First Entry: Dec 2000 — Last Update: Jun 2003

Kelowna

Crystal Mountain Ski Resort,
Pheidias Project Management Ph: (604) 662-8833
3800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos. Construction completed on 11 new lifts including the triple-lift chairlift. Master Plan for overall development was approved in 2002. Local approvals being pursued. Website: www.crystalresort.com

Status: Under Construction — Start: Summer 2000
Est. Cost ($ million): 125 — Finish: 2010
First Entry: Jun 1999 — Last Update: Dec 2002

Kelowna

Glenmore Highlands Development,
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2800 housing units made up of single family, townhouses, rowhouses including some three- to four-storey apartment buildings, 10,000-sq ft total of convenience commercial areas, an elementary school and a park between Glenmore and Clifton roads. Total area is 720 ha. Phase I includes 450 single family units is under construction. Phase II includes the school, some commercial space and a total of 1250 single and multiple family units including townhouses and apartments. Phase II is be reviewed and will go to public hearing Summer 2003.Design consultant: Ekistics Town Planning Inc. Rezoning for phase II to council on Monday Jun 23 - it still requires public hearing

Status: Under Construction — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: 2020
First Entry: Mar 1998 — Last Update: Jun 2003

Kelowna

Big White Ski Resort Expansion,
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments include the most recent program: completed $50 million construction of: year-round Happy Valley adventure park connected to the resort by an eight-seat high speed gondola, 136 condos, townhouses to accommodate 850 people, a golf course and more infrastructure. There are presently 10,200 beds available with licence to build up to 22,000. For a detailed listing of the many developments starting Summer 2003, please contact Diane Doyle at the Major Projects Inventory at (250)592-4370 or (250)385-6101.

Status: Under Construction — Start: Jun 1992
Est. Cost ($ million): 200 — Finish: 2009
First Entry: Dec 1997 — Last Update: Jun 2003

Osoyoos

The NK'MIP Project,
Osoyoos Indian Band Ph: (250) 498-3444
Development of a 1,200-acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 70-bed hotel, a marina, a store/gas bar with other tourist attractions. Phase 1 ($1.3 m) is an all season RV park with 72 fully-serviced sites being incorporated into existing 270-site park completed May 2002. Phase 2 is a completed 6000-sq foot building house wine processing equipment. Phase 3 will include accommodation, a conference centre, the interpretative centre (completed Sep 2002) and the golf course. Possible expansion of the interpretive center and new residential development in 2005. The 9 hole executive golf course is to start construction summer 2003 and the boutique hotel is likely to begin construction Dec 2003.

Status: Under Construction — Start: Fall 2000
Est. Cost ($ million): 25 — Finish: Late 2005
First Entry: Dec 2000 — Last Update: Jun 2003

Summerland

Aston Summerland Resort,
Summerland Resort Properties Ltd. Ph: (604) 657-0251
73 unit luxury suite hotel on Lake Okanagan near Summerland beside the yacht club. Architect: Cornerstone Architecture. Website: summerlandresort.com. Construction has started and completion is expected in the Spring 2004.

Status: Under Construction — Start: May 2003
Est. Cost ($ million): 15 — Finish: May 2004
First Entry: Sep 2002 — Last Update: Jun 2003

Vernon

Vernon Sewage Treatment Plant,
Vernon City/Coldstream City Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Avenue. 22% of the contract value has been awarded as at March 2003. The balance of the contracts will be awarded before the end of 2003.

Status: Under Construction — Start: Fall 2002
Est. Cost ($ million): 22 — Finish: 2005
First Entry: Mar 2001 — Last Update: Mar 2003

Vernon

Predator Ridge Golf Resort Development,
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1200-acre site. Phase 1, a 237-unit single- and multi-family subdivision is under construction. The Hotel and spa is to begin construction in the Fall of 2003. Residential construction continues on a number of home sites.

Status: Under Construction — Start: Summer 1999
Est. Cost ($ million): 500 — Finish: 2014
First Entry: Jun 1999 — Last Update: Jun 2003

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Vernon

Silver Star Ski Resort Expansion,
Silver Star Mountain Resorts Ltd & Concert Properties Ltd Ph: (250) 717-1677 (Concert)
As part of a ten year Resort master plan, three new lifts were installed during the summer of 2002 . The Comet Express, Canadas largest six-person chairlift replaced the Vance Creek chairlift, the Home Run Tee and the Powder Gulch Express quad chairlift replaced the Putnam Creek chairlift. Many skier services in the village were also upgraded in summer 2002 including retail shopping, the rental shop and the addition of a new bakery caf. Concert Properties will be starting 12 town homes and a 40-unit condominium building in Spring 2003 and 50 - 60 condominiums in the Village are to start construction in Spring 2004. Other development details are not yet available. Website: www.skisilverstar.com

Status: Under Construction — Start: 1999
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Jun 1999 — Last Update: Jun 2003

Vernon

Shopping Centre,
First Professional Management Ph: (416) 493-9112
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Phase 2 contains Mark's Work Warehouse and Pennington's is complete. A building to house Future Shop has been completed. Phase 3, 4 (retail) and 5 (two restaurants) are complete. Phase 6, a 5000 sq foot retail space will begin construction Spring 03 for possession Aug 1. Graham Architect: Brian Quiring.

Status: Under Construction — Start: Spring 2001
Est. Cost ($ million): 20 — Finish: Spring 2003
First Entry: Dec 1998 — Last Update: Mar 2003

STATUS: COMPLETED

Kelowna

Discovery Bay Resort,
Pointe of View Developments/Statesman Developments
Ph: (250) 763-6011 (City of Kelowna)
Development of 7 structures comprised of 236 homes of approx 340,000 sq ft in townhouse and six-storey condo with 2-storeys below in formation along Sunset Drive in the north downtown area. Development also includes 2 swimming pools and an exercise facility. All phases were built concurrently and completed May 2003 - a year ahead of schedule.

Status: Completed — Start: Summer 2001
Est. Cost ($ million): 36 — Finish: May 2003
First Entry: Dec 2000 — Last Update: Jun 2003

Kootenay Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2002) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.9	29.2	12.7	45.5	35.9	20.9	153.1	60.8	0.404	0.222	0.627	1996
2001	6.6	26.5	15.2	40.4	41.4	22.0	152.2	62.3	0.342	0.227	0.569	2001
2006	6.1	22.2	14.6	36.8	46.4	24.5	150.6	67.3	0.290	0.251	0.541	2006
2011	6.4	19.3	13.4	37.6	49.7	27.3	153.5	73.0	0.255	0.271	0.525	2011
2016	6.5	18.1	11.8	39.6	48.0	32.4	156.5	77.9	0.248	0.326	0.574	2016
2021	6.2	18.4	9.7	41.4	44.3	38.1	158.2	80.0	0.257	0.399	0.656	2021
2026	5.6	18.4	9.4	39.1	42.6	43.4	158.5	81.4	0.263	0.476	0.739	2026
2031	5.1	17.6	9.9	35.2	43.6	46.2	157.4	82.9	0.255	0.522	0.777	2031

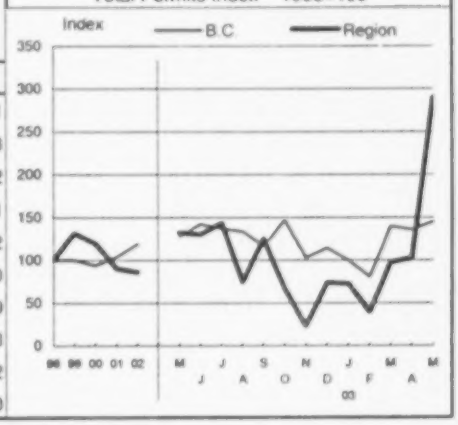
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

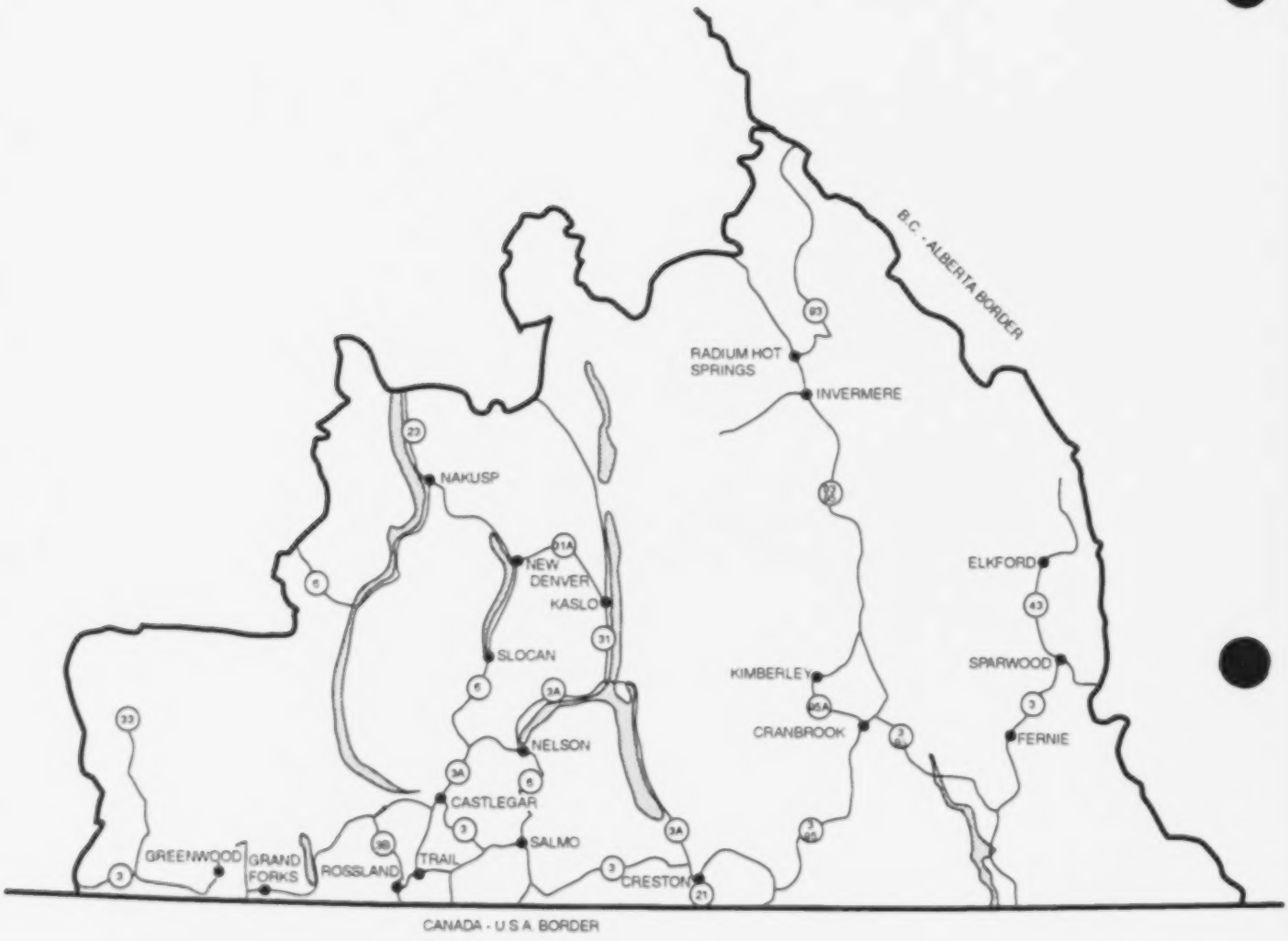
Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	246.0	97.9	18.0	63.2	16.6	148.1	1,311
2000	223.6	89.9	27.7	44.2	18.0	133.7	1,052
2001	169.2	61.8	8.8	18.2	34.7	107.4	760
2002	160.8	33.5	6.2	22.1	5.1	127.3	789
YTD May '0	64.9	29.3	4.1	5.2	20.0	35.5	243
YTD May '0	61.5	10.0	0.9	8.2	0.9	51.5	332
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	0

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Kootenay Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Kootenay		**152,150**	**151,725**	**151,627**	**152,492**	Rossland	C	3,868	3,826	3,820	3,739
Cranbrook	C*	19,517	19,265	19,352	19,653	Invermere	DM	2,964	2,967	2,989	3,030
Nelson	C	9,643	9,596	9,746	9,571	Elkford	DM	2,706	2,726	2,708	2,735
Trail	C*	7,844	8,028	7,884	8,060	Fruitvale	VL	2,146	2,149	2,109	2,052
Castlegar	C	7,303	7,320	7,328	7,248	Warfield	VL	1,833	1,842	1,817	1,815
Kimberley	C	6,774	6,771	6,767	6,862	Nakusp	VL	1,776	1,765	1,774	1,786
Fernie	C	4,816	4,766	4,846	4,914	Salmo	VL	1,216	1,196	1,169	1,162
Creston	T	5,032	5,058	4,985	4,908	Montrose	VL	1,145	1,118	1,111	1,097
Sparwood	DM	4,034	3,982	3,996	4,137	Kaslo	VL	1,096	1,080	1,074	1,041
Grand Forks	C	4,257	4,204	4,222	4,099	Greenwood	C	729	715	693	677

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Castlegar

Brilliant Expansion Project,
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Proposed addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 100 MW capacity. The design-build proposal has been awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium). Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003. Access road is currently under construction.

Status: Proposed
Est. Cost ($ million): 167
First Entry: Sep 1997
Start: Summer 2003
Finish: Fall 2005
Last Update: Jun 2003

Cranbrook

Cranbrook Airport Expansion,
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed 900-metre extension to the airport runway and a 1,100-square-metre expansion of the existing terminal. Very preliminary. Land arrangements and financing being arranged.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Mar 2003

Fernie

Coal Creek Golf Resort,
Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single and multi-family residential and accommodation development, condominium hotels, a clubhouse, recreation amenities and mixed use residential and commercial development. A resort-oriented eighteen-hole golf course and driving range with a mixed commercial/accommodation use clubhouse. Detailed design initiated and preliminary approval has been obtained from the City. Project is still in the approval process at June 2003.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Grand Forks

Cascade Heritage Power Park,
Powerhouse Energy Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in community consultations. Expected to complete BC Environmental Assessment Act review by summer 2003.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1998
Start: Fall 2003
Finish: Spring 2005
Last Update: Jun 2003

Invermere area

Jumbo Glacier Alpine Ski Resort,
Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 30 lift access to the glaciers, ski lodge and tourist resort facilities, three hotels, retail shops, restaurants and 172 single-family residences. Phase 1 includes 400 bed-units. Subsequent phases would raise the total to 7,000 beds and the cost to $200-300 million. The project entered the Environmental Assessment Process in Jul 95; expected to complete review in 2003. When approval is received the Master Development Agreement will then be able to be completed and the development will proceed. Project would create 6,700 person years of construction employment and 475 permanent direct jobs. Project will be phased development over 20+ years. The proponents are actively working to meet a deadline with environment assessment process before the end of 2003 in order to keep the application open.

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Jun 2003

Nelson

Nelson Complex Care Facility,
Interior Health Authority Ph: (250) 304-4211
Expressions of interest were invited for a new 85 bed complex care facility for Nelson and area on May 09 2003. The expressions of interest are available at www.interiorhealth.ca and submissions are due July 8, 2003. The proposals may use the existing Mount St. Francis land for the development facility.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Sep 2000
Start: Early 2004
Finish: Late 2004
Last Update: Jun 2003

Radium

Tourist Accommodation and Housing Development,
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large Recreational Vehicle park, swimming pool, mini-golf and waterpark. Parts of the proposal would require removal of land from the Agricultural Land Reserve. Infrastructure for housing is complete. The proposal was rejected and the municipality is awaiting a new proposal. Schickedanz Bros. intend to continue pursuing the development and hope to start construction in 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Start: ?
Finish: ?
Last Update: Jun 2003

Trail

Waneta Powerplant Expansion,
Columbia Power Corp./Columbia Basin Trust Ph: (250) 953-5179
A 300 - 400-MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion. Nothing is expected before 2007.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Start: 2005
Finish: 2007
Last Update: Jun 2003

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Windermere

Eagle Ranch Golf Resort,
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000-sq-ft) in several phases. Phase 1: Lodge pool and fitness facility, and food services to possibly start in Spring 2004. Later phases: condo units around the Windermere Valley Golf Course to start in 2004. Clubhouse to start Fall 2003. Architect: Marshall & Associates (Calgary).

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2001
Start: May 2003
Finish: Fall 2005
Last Update: Jun 2003

STATUS: ON HOLD

Radium

Big Horn Meadows Resort,
Big Horn Meadows Ltd. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. 13 units complete; 130 units to be constructed over the next five to six years. No construction taking place as of Dec 2001. Remaining 117 units have been put on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Dec 1998
Start: ?
Finish: ?
Last Update: Dec 2002

STATUS: UNDER CONSTRUCTION

Fernie

Fernie Alpine Resort Ltd.,
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre which includes a restaurant, grocery store and liquor store is complete. Completed are: Great Bear Express Quad Chairlift, Cornerstone Lodge, Snow Creek Lodge, Lizard Creek lodges (phases 1-3), Timberline lodges including The King fir lodge, Aspen lodge, Spruce lodge Pine lodge and Balsam lodge. Start of construction of the sixth and final lodge in the group, the Juniper, is not yet defined. The sewage treatment plant has been rebuilt. Village condos and staff housing projects are pending but not likely to start until 2005. TimberLanding Subdivision with 44 single family lots will likely break ground Spring 2004. Polar Peak Lodges townhomes will begin construction in Spring 2004 for completion in Fall 2004. Bear Paw Lodges (timberframe duplexes with 3 units/duplex) will start in 2004 or 2005. Snow Creek cabins to begin in 2004. Estimated capital cost is over 10 years.

Status: Under Construction
Est. Cost ($ million): 250
First Entry: Sep 1997
Start: Spring 1998
Finish: 2008
Last Update: Jun 2003

Invermere

Panorama Ski Resort,
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion for 2001-2002 includes 16 townhomes at Wolf Lake were completed in late spring 2002. Construction of Phase 1, 1,000 Peaks Lodge, 37 condominiums is complete. Phase 2 , 1,000 Peak Summit (41 units) started construction Spring 2003 and the Callisto (24 townhomes) will probably start construction Fall 2003. The Aurora (20 townhomes) were completed December 2002. Copper Grove at Grey Wolf, an 8 lot development is available for sale Summer 2003 - servicing not yet done.

Status: Under Construction
Est. Cost ($ million): 250
First Entry: Sep 1997
Start: Apr 1997
Finish: 2008
Last Update: Jun 2003

Kimberley region

Kimberley Ski Resort,
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar & grill is complete and operational. Polaris Lodge (includes skier services and accommodation) is complete. Phases 1 and 2 of The Lodges at Kimberley Ridge are complete with the 3rd phase expected to complete construction in July of 2003. Timberstone Lodge construction was to start in the Summer of 2003 for completion in Summer of 2004 but will likely be delayed.

Status: Under Construction
Est. Cost ($ million): 200
First Entry: Mar 1998
Start: Fall 1998
Finish: 2008
Last Update: Jun 2003

Trail

Electricity System Upgrades,
Aquila Networks Canada Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. Phase 1 was completed April 2003 and replaces a multi-circuit, 60-kilovolt transmission corridor from South Slocan to Warfield with a modern single-circuit, 230-kilovolt line. Phase 2, currently underway and to be completed by April 2004, will replace related switching stations and substations. Phase 3, a $70 million substation to be built in the Okanagan area by 2005, received BCUC approval Spring 2003. Phase 4 ($80 million) - upgrades to other generating facilities is 40 percent complete and will finish by 2008.

Status: Under Construction
Est. Cost ($ million): 119
First Entry: Dec 1999
Start: Sep 1999
Finish: 2008
Last Update: Jun 2003

Trail area

Waneta Powerplant Upgrade,
Cominco Ltd./Columbia Power Corp. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Powerplant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. First unit will be completed in Fall 2002. Other two turbines will be completed over the next two years.

Status: Under Construction
Est. Cost ($ million): 40
First Entry: Sep 1997
Start: August 2002
Finish: 2004
Last Update: Mar 2003

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Cariboo Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2002) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.651	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.8	28.9	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.7	36.0	11.6	173.2	61.6	0.439	0.104	0.542	1996
2001	9.4	34.0	18.3	52.5	41.3	13.3	168.8	63.6	0.387	0.118	0.505	2001
2006	8.2	29.2	17.7	49.0	48.4	16.3	168.8	68.8	0.325	0.142	0.467	2006
2011	8.7	25.6	17.3	49.7	53.2	20.3	174.9	75.9	0.285	0.169	0.454	2011
2016	9.2	24.0	15.8	52.1	53.9	26.1	181.1	82.0	0.272	0.214	0.487	2016
2021	9.1	25.0	13.2	54.3	52.4	32.3	186.2	85.6	0.284	0.269	0.553	2021
2026	8.5	25.7	12.8	52.6	51.7	38.2	189.5	88.0	0.292	0.327	0.618	2026
2031	7.9	25.1	13.7	49.1	52.8	42.4	191.0	90.0	0.286	0.366	0.652	2031

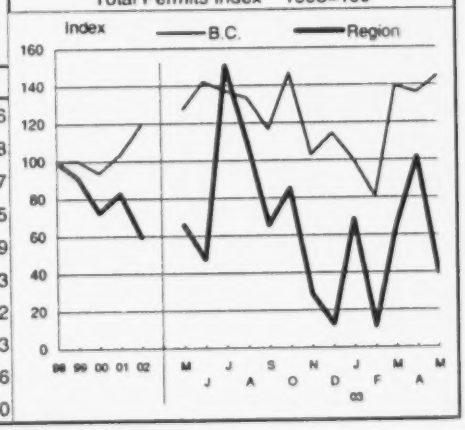
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356
1997	212.7	95.1	8.1	65.3	21.7	117.6	1,068
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	127.2	62.5	12.1	17.5	32.8	64.8	485
2000	101.5	59.8	7.5	22.3	29.9	41.7	259
2001	115.2	81.2	4.0	21.3	55.9	34.1	183
2002	83.4	42.8	9.9	24.9	8.0	40.6	232
YTD May '0	51.0	40.1	0.7	6.2	33.3	10.9	53
YTD May '0	25.2	11.7	2.4	4.5	4.8	13.5	76
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	0



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

Cariboo Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Cariboo		**172,062**	**171,496**	**168,952**	**169,924**
Prince George	C	77,428	77,569	76,197	76,008
Williams Lake	C *	11,667	11,794	11,716	11,730
Quesnel	C *	10,273	10,408	10,526	10,591
Mackenzie	DM	5,833	5,709	5,489	5,538
100 Mile House	DM	1,939	1,892	1,814	1,843
Valemount	VL	1,304	1,276	1,252	1,271
McBride	VL	741	747	747	736
Wells	DM *	246	248	245	259

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

100 Mile House

100 Mile House Cogeneration Project,
Ainsworth Lumber Co. Ltd. Ph: (250) 395-6200
Proposed wood residue electricity project to produce 15 to 20 megawatts that was selected for BC Hydro's recent green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Jun 2003

Prince George

Ethanol Plant,
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for Official Community Plan change has been submitted. Application is going to town council June 03.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Prince George

UNBC Research & Development Park,
University of Northern BC Ph: (250) 960-5555
Proposed high tech multi purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000sq ft) of office and research space to be developed in four phases. Construction will start mid to late July 2003.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: Summer 2003
Finish: Late 2006
Last Update: Jun 2003

Valemount

Canoe Mountain Resort Developments,
Sunrise International Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Public information meetings held. Development to be undertaken in four phases and completed over 12 to 20 years, depending on market. Phase 1 would include the gondola, a hotel and a nine-hole golf course and would be complete in three to five years. Site is not rezoned. Project has gone through changes made to the OCP. Master Plan expected to be approved by the provincial government in July 2003.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Start: Summer 2003
Finish: 2020
Last Update: Jun 2003

Valemount

Terra Nova Hot Springs Resort,
Terra Nova Mortgage/Village of Valemount Ph: (604) 688-0225
Development of hot springs resort to include hotel, spa and conference facilities. Development around the hot springs on 100 hectares of Crown Land being considered. An application for a preliminary agreement has been submitted to Land and Water BC. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2000
Start: 2004
Finish: 2006
Last Update: Jun 2003

Wells

Cariboo Gold Project,
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3000-ton/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In the Environmental Assessment Act process as of June 2003. Would employ 150 full-time personnel for 10 years. Project was on hold for a period of time but has been reactivated. A Notice of Work for 10,000 tonne bulk sample has been issued by the company.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Start: Summer 2004
Finish: Summer 2006
Last Update: Jun 2003

STATUS: ON HOLD

Mackenzie

MacKenzie Cogeneration,
Pope & Talbot Ltd. Ph: (250) 997-2911
New generation of 320 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in April 2003.

Status: On hold
Est. Cost ($ million): 100
First Entry: Dec 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Prince George

Prince George Pulp & Paper Cogeneration,
Canadian Forest Products Ltd. Ph: (604) 661-5241
New generation of 126 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in April 2003.

Status: On hold
Est. Cost ($ million): 40
First Entry: Dec 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Williams Lake

Prosperity Gold/Copper Project,
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes per day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd. Proponent is preparing Project Report under the BC Environmental Assessment Act. In negotiations with DFO regarding loss of fish habitat at Fish Lake. Transition Order issued Dec 30 2002 extending the opportunity to April 30, 2004 to submit a report based on the specifications received. Metal prices are firming up so opportunity is improved.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2003

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STATUS: UNDER CONSTRUCTION

Prince George

University of Northern BC - Medical Program Building,
University of Northern British Columbia Ph: (604) 960-5555
Construction is underway for a new Medical Program Building at the University of Northern British Columbia.

Status: Under Construction
Est. Cost ($ million): 15
First Entry: Mar 2003
Start: May 2003
Finish: Late 2004
Last Update: Jun 2003

Prince George

Prince George Regional Hospital Development,
Prince George Regional Hospital Ph: (250) 565-2840
"Development of approximately 100,000 sq m 4 storey tower to house 108 medical & surgical beds, 10 bed intensive care unit & new main entrance. Included is a 10 bed geriatric assessment & treatment centre, a new Cancer Care area, expanded area for procedures clinics and outpatient diagnostic services. Project includes renovations which expands ambulatory care space, redevelops Emergency and relocates and expands hemodialysis. Construction management contractor: Vanbots. New construction to be completed Summer 2003. Further renovation and updating to proceed after completion of new construction."

Status: Under Construction
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: Jan 2001
Finish: May 2004
Last Update: Jun 2003

North Coast Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2002) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

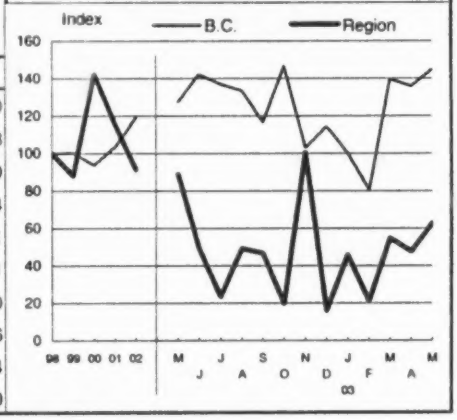
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.0	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.3	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.067	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.4	24.6	13.6	4.1	71.3	24.4	0.474	0.091	0.564	1996
2001	4.1	14.3	7.0	21.2	14.4	4.6	65.6	23.2	0.431	0.108	0.538	2001
2006	4.0	12.5	6.6	20.1	16.5	5.0	64.6	24.2	0.382	0.116	0.499	2006
2011	3.9	11.3	6.9	19.5	19.1	6.5	67.1	26.8	0.333	0.142	0.475	2011
2016	3.8	10.3	6.6	19.3	20.5	8.5	69.2	29.2	0.305	0.183	0.488	2016
2021	3.7	10.2	5.5	19.5	20.7	10.9	70.6	30.5	0.305	0.238	0.542	2021
2026	3.6	10.0	5.4	19.0	20.1	13.3	71.4	31.5	0.305	0.300	0.605	2026
2031	3.4	9.7	5.3	18.2	19.4	15.6	71.6	32.0	0.305	0.364	0.669	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

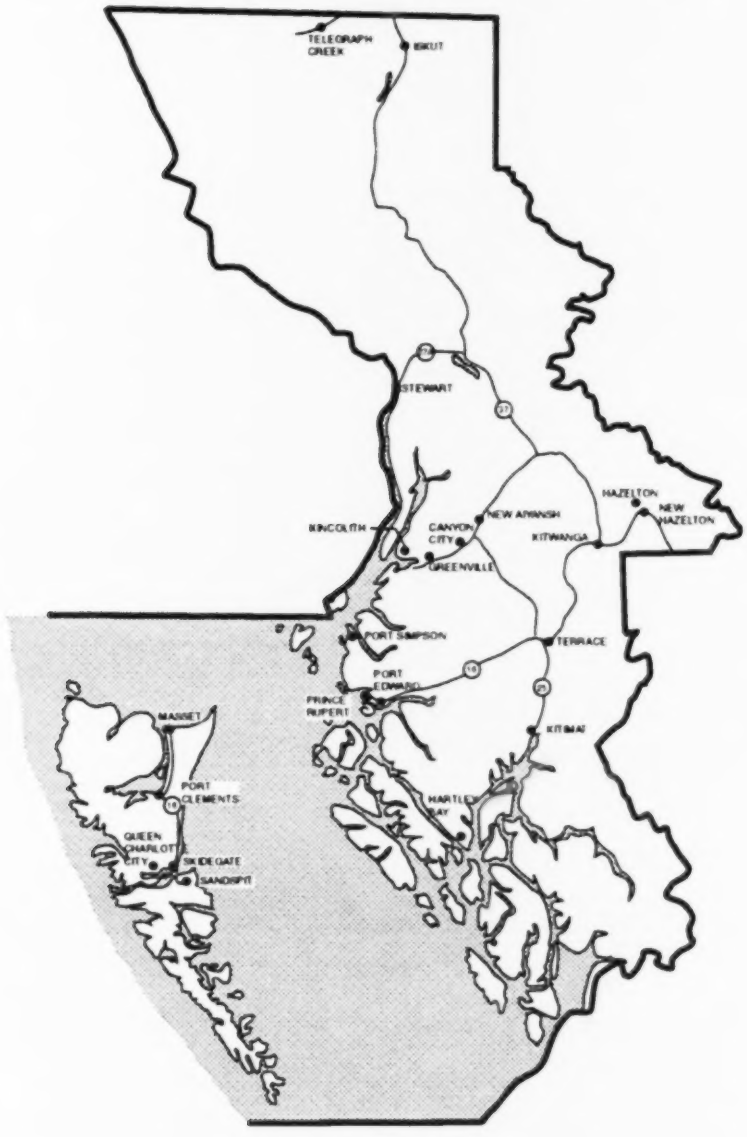
Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1998=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	49.4	20.5	7.3	10.7	2.5	28.9	210	
1997	55.6	32.9	18.9	12.3	1.7	22.7	148	
1998	24.4	12.1	5.3	4.6	2.3	12.3	60	
1999	21.5	12.2	3.9	4.7	3.6	9.2	44	
2000	34.7	26.6	0.6	4.7	21.3	8.1	31	
2001	28.1	23.4	3.0	6.5	13.9	4.7	11	
2002	22.3	18.4	0.4	6.7	11.3	3.9	10	
YTD May '02	8.7	6.2	1.0	4.4	0.8	2.5	6	
YTD May '03	16.1	14.6	0.3	3.9	10.5	1.5	4	
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	0	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

North Coast Development Region



Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
North Coast		**67,907**	**66,753**	**65,682**	**65,826**
Prince Rupert	C	15,999	15,729	15,376	15,420
Terrace	C	13,114	12,915	12,711	12,568
Kitimat	DM	11,195	10,919	10,771	10,851
Masset	VL	1,037	1,029	975	1,006
New Hazelton	DM	798	812	787	801
Stewart	DM	702	697	695	693
Port Edward	DM	743	721	694	686
Port Clements	VL	541	524	542	536
Hazelton	VL	370	364	362	361

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Kitimat

Eurocan Power Project,
Eurocan Pulp and Paper Ph: (604) 895-2700
New generation of 200 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Project has been selected by BC Hydro as part of the "customer generation" program. The project was selected as one of five successful tenders in April 2003.

Status: Proposed — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 2002 — Last Update: Jun 2003

Masset

Qay'llnagaay Heritage Centre,
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Proposed development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Fundraising is ongoing. Construction contract for the first long house tender was awarded Jun 20, 2003. Planning to break ground July 24, 2003. Balance of the buildings are in the latter stage of design.

Status: Proposed — Start: Jul 2003
Est. Cost ($ million): 25 — Finish: Late 2004
First Entry: Dec 2001 — Last Update: Jun 2003

Prince Rupert

Gateway Project Pipeline,
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1200 km pipeline from Fort McMurray, Alberta oilsand to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels a day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Project cost is estimated for BC portion.

Status: Proposed — Start: 2007
Est. Cost ($ million): 1500 — Finish: 2009
First Entry: Mar 2003 — Last Update: Mar 2003

Prince Rupert

Prince Rupert Container Project,
Prince Rupert Port Authority Ph: (250) 627-8899
Container project includes an upgrade to Fairview Terminal, installation of container cranes, upgrades to CN's North Main Line to allow double stack containers. A feasibility study is complete. Next steps including finding a partner. Website: www.rupertport.com

Status: Proposed — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Mar 2003 — Last Update: Jun 2003

Prince Rupert

Tsimshian Access Project,
Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding to be completed by provincial and federal governments, the city of Prince Rupert and two native bands. Then a phased approach to route selection and design will occur. In the development and planning stages. Feasibility study due July/Aug 2003.

Status: Proposed — Start: 2004
Est. Cost ($ million): 130 — Finish: 2005
First Entry: 98-09 — Last Update: Jun 2003

Smithers

Ski Smithers Resort Expansion,
Canadian Rocky Holdings Ltd. Ph: (250) 847-5315
Master Plan approved to expand the facilities of the ski area located 30 km outside of Smithers, to increase the number of runs to 70 and develop a 450 unit development including a hotel, townhouses and single family homes. Master Development Agreement expected to be finalized by July 2003, with construction to start in fall 2003.

Status: Proposed — Start: Fall 2003
Est. Cost ($ million): 30 — Finish: 2008
First Entry: Mar 2003 — Last Update: Jun 2003

Stewart

Anyox Hydroelectric Project,
Anyox Hydroelectric Corp. Ph: (604) 270-8811
Proposed 400 gigawatt hour hydroelectric project using a dormant dam related to the former Anyox mine site, approx 160 km north of Prince Rupert on Alice Arm. Environmental studies completed. Project was not selected by BC Hydro in its Mar 2003 green power generation call for tenders, however, project development is still proceeding.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 30 — Finish: Fall 2007
First Entry: Mar 2003 — Last Update: Jun 2003

Stewart Region

Forrest Kerr Water Power Project,
Coast Mountain Power Ph: (604) 929-3961
Proposed 100-megawatt run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in mid-March 2003. Project was selected for BC Hydro's green power generation call for tenders. Power price bids to be submitted by Aug 29, 2003 and final selection by BC Hydro by Sep 29, 2003.

Status: Proposed — Start: Summer 2003
Est. Cost ($ million): 120 — Finish: Fall 2004
First Entry: Sep 2001 — Last Update: Jun 2003

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STATUS: ON HOLD

Iskut

Red Chris Copper Project,
American Bullion Ph: (604) 684-1704
Proposed mine containing reserves of 263 million tonnes of copper and gold. American Bullion seeking sale of the property. Current mill design will process 8,000 tonnes/day to expand to 24,000 tonnes/day. Concentrate to be shipped to smelter in the Pacific Rim via Stewart. Camp for 250-300 persons to be located onsite. Estimated 300 construction jobs. Reassessing size of project.

Status: On hold
Est. Cost ($ million): 300
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Mar 2003

Kitimat

Dredging Project - Hydroelectric Improvements,
Alcan Ph: (250) 639-8000
Proposal to dredge the Tahtsa Reach Narrows in a 3.3 km channel to increase hydroelectric generating capacity from the Nechako reservoir. Public information sessions held and government approvals applied for. Project is on hold. Alcan has requested an extension to June 2003 for application to proceed.

Status: On hold
Est. Cost ($ million): 35
First Entry: Jun 2001
Start: ?
Finish: ?
Last Update: Jun 2003

Prince Rupert

Sulphur Export Terminal,
Sulphur Corp. of Canada Ph: (250) 627-7545
Sulphur export terminal projected to ship up to one million tonnes per year, mostly to Asian and Pacific Rim customers. The terminal will use existing berthing facilities and shiploaders at Ridley Terminals Inc. Sulphur to be shipped in both molten state and in formed format. Phase 2: 70,000-sq ft to facilitate transfer of formed sulphur to storage tanks is currently on hold. Project stands at 80% complete but with the original developer's being insolvent, Ridley Terminals Inc. looking for proponent to finish project.

Status: On hold
Est. Cost ($ million): 20
First Entry: Dec 1998
Start: ?
Finish: ?
Last Update: Jun 2003

Prince Rupert

BC Iron and SteelWorks,
Pacific Iron & Steel Products Ltd. Ph: (604) 682-6199
Proposed plant for production output of 1.5 million tonnes per year of steel slabs for export to Asian and U.S markets. Approximately 1000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Jun 2003

STATUS: UNDER CONSTRUCTION

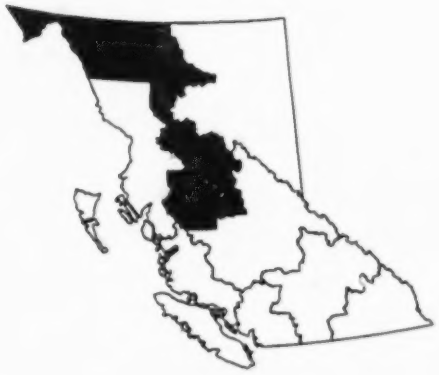
Greenville

Nisga'a Highway Improvements,
BC Ministry of Transportation
Reconstruction and paving of 92 km of the Nisga'a Highway from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project will be done in seven phases. Phases 1 and 2 are completed. Current work includes construction of highway subgrade, drilling and blasting, drainage, placing of base course aggregates and installation of traffic and guide signs, awarded to Rossco Ventures Ltd. of Terrace, BC.

Status: Under Construction
Est. Cost ($ million): 52
First Entry: Dec 1998
Start: Summer 1999
Finish: Summer 2005
Last Update: Jun 2003

Nechako Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2002) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

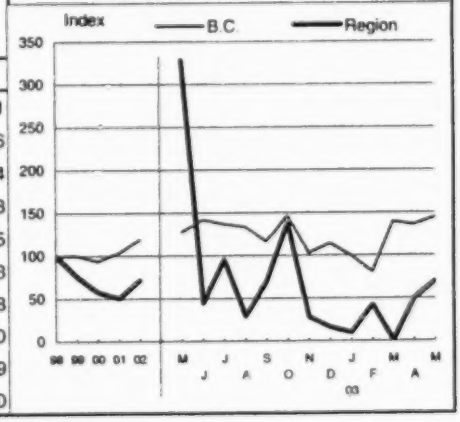
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.0	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.5	1.6	41.4	12.5	0.613	0.066	0.678	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.8	10.2	4.6	14.9	8.4	3.0	44.8	15.4	0.499	0.109	0.608	1996
2001	3.0	9.4	4.9	13.7	9.9	3.3	44.2	15.6	0.438	0.117	0.555	2001
2006	2.9	8.5	4.4	12.6	11.3	3.8	43.6	16.3	0.403	0.136	0.539	2006
2011	2.9	7.9	4.2	12.7	12.9	4.7	45.4	17.9	0.362	0.158	0.520	2011
2016	2.8	7.7	4.1	12.7	13.6	6.0	46.9	19.2	0.347	0.196	0.543	2016
2021	2.7	7.8	3.9	12.9	13.6	7.6	48.6	20.2	0.344	0.251	0.595	2021
2026	2.7	7.6	4.1	12.7	13.6	9.4	50.1	21.2	0.338	0.309	0.647	2026
2031	2.6	7.4	4.1	12.5	13.6	10.9	51.2	22.1	0.331	0.360	0.691	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1998=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	31.0	7.5	1.1	5.3	1.0	23.6	241	
1997	41.3	14.2	2.6	8.0	3.7	27.1	236	
1998	34.7	15.4	3.2	6.5	5.6	19.3	184	
1999	26.4	13.9	1.8	8.5	3.6	12.5	108	
2000	20.1	10.2	1.9	5.4	3.0	9.8	75	
2001	17.6	10.4	0.9	5.3	4.2	7.2	63	
2002	24.8	19.5	5.5	4.0	10.0	5.3	38	
YTD May '02	6.7	4.6	0.3	1.0	3.2	2.2	20	
YTD May '03	12.6	10.2	0.4	0.4	9.4	2.4	19	
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	0	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Nechako		**44,535**	**44,706**	**44,273**	**44,980**
Smithers	T	5,794	5,773	5,690	5,710
Vanderhoof	DM	4,654	4,644	4,617	4,603
Houston	DM	4,010	3,897	3,764	3,738
Burns Lake	VL	1,971	2,005	2,044	2,063
Fort St. James	DM	2,074	2,075	2,032	2,038
Telkwa	VL*	1,427	1,426	1,441	1,444
Fraser Lake	VL	1,299	1,345	1,333	1,364
Granisle	VL	423	387	364	371

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Atlin region

Tulsequah Chief Mine,
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes per day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. No construction will start before summer 2004.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Start: Summer 2004
Finish: 2006
Last Update: Dec 2002

Houston

Sawmill Expansion,
Canfor Corporation Ph: (250) 561-3600
Canfor will expand its existing sawmill in Houston (North Eastern BC) to become the largest sawmill in the world. Capacity of the sawmill is expected to expand from 450 million board feet at year to 600 million.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Start: ?
Finish: ?
Last Update: Jun 2003

STATUS: ON HOLD

Cassiar

Magnesium Metal Project,
Cassiar Resources Inc. Ph: (604) 669-3010
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. A magnesium processing plant would be located in one of the communities in the region. Expected 2500 construction jobs and 600 operating jobs. Proponent is seeking financial partners.

Status: On hold
Est. Cost ($ million): 600
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Mar 2003

Houston area

Pleasant Valley Power Plant Wood Residue Electricity,
EPCOR Power Generation Ph: (250) 845-2322 (HFP)
45 MW wood residue cogeneration facility in a joint venture, to use 300,000 bone dry tonnes of wood residue per year. Three structures of 100,000-sq ft will also be built. Detailed design to commence after power sale agreement is reached. Wood residue contracts secured. Project had been short listed by BC Hydro for possible acceptance under it's customer based generation program but was not selected for a BC Hydro power purchase contract in April 2003.

Status: On hold
Est. Cost ($ million): 120
First Entry: Mar 2000
Start: Summer 2003
Finish: Spring 2004
Last Update: Jun 2003

Smithers region

Telkwa Coal Project,
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes per year of clean coal. Construction workforce averaging 180 over 15 - 18 months, and 130 permanent jobs for up to 20 years. Project on hold.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Dec 2002

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Northeast Development Region

Updated July 7, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2002) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.9	6.2	12.8	6.6	2.1	46.0	12.9	0.719	0.081	0.799	1976
1981	5.7	14.0	9.6	17.7	7.8	2.4	57.1	17.8	0.560	0.069	0.628	1981
1986	6.0	13.5	7.6	20.4	8.9	2.8	59.2	20.1	0.528	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.507	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	65.0	22.6	0.486	0.097	0.583	1996
2001	4.5	14.0	6.8	21.3	12.6	4.5	63.7	22.1	0.456	0.111	0.567	2001
2006	4.0	13.3	6.7	20.5	15.7	5.2	65.5	24.1	0.404	0.122	0.526	2006
2011	4.0	12.0	7.0	19.9	18.8	6.4	68.2	26.5	0.350	0.141	0.491	2011
2016	4.1	10.8	7.2	19.7	20.7	8.1	70.6	29.3	0.312	0.171	0.483	2016
2021	4.2	10.8	6.2	21.1	21.0	10.4	73.7	31.4	0.312	0.216	0.527	2021
2026	4.1	11.1	5.8	21.4	20.5	13.1	76.0	32.8	0.319	0.276	0.595	2026
2031	3.9	11.2	5.9	21.1	20.0	15.7	77.7	34.0	0.322	0.334	0.656	2031

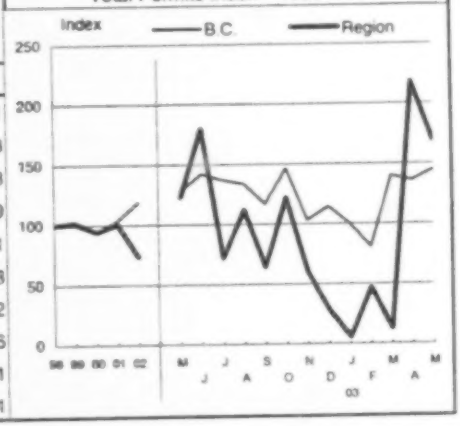
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P27 (Summer/02). P27 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.7	20.4	0.3	19.3	0.8	27.3	233
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.8	31.0	5.0	22.6	3.4	28.8	329
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.1	34.2	1.7	16.1	16.4	24.8	223
2002	43.3	22.7	5.0	16.2	1.5	20.6	132
YTD May '02	11.5	6.8	0.6	3.7	2.6	4.7	26
YTD May '03	12.1	4.4	0.2	3.0	1.3	7.6	51
Last Year	0.0	0.0	0.0	0.0	0.0	0.0	1

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Northeast Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Northeast		**64,687**	**63,876**	**64,006**	**65,128**
Fort St. John	C	16,377	16,704	16,995	17,117
Dawson Creek	C	11,490	11,293	11,305	11,409
Fort Nelson	T	4,566	4,413	4,438	4,503
Chetwynd	DM	2,942	2,844	2,737	2,795
Tumbler Ridge	DM	2,616	2,013	1,931	2,243
Taylor	DM	1,170	1,200	1,205	1,252
Hudson's Hope	DM	1,110	1,076	1,084	1,135
Pouce Coupe	VL	896	866	875	865

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '02, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Chetwynd

Burnt River Coal Mine,
Western Canada Coal Corp Ph: (250) 401-4100 (District of Chetwynd)
Development potential of the combined Burnt river and Brazion properties located approx 50 km south of Chetwynd, to pursue potential production of 750,000 tonnes per year of coking coal. Project will be developed in stages. Production expected to start in early 2005. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). Website: www.westerncoal.com. The project has been on hold for a period of time but is being reassessed for continuation of feasibility study.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2001
Start: Late 2003
Finish: Early 2005
Last Update: Jun 2003

Chetwynd region

Willow Creek Coal Project,
Pine Valley Mining Corporation Ph: (250) 561-5610
Proposed 900,000-tonnes per year thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50-70 persons. Initial production of 900,000 tonnes/yr. of coking and steam coal. Large sample testing has taken place. Mine is expected to operate for 15 years. As market conditions have improved the project will proceed when financing is secured. If financing is secured in June 03 , then construction will begin July 2003, otherwise the project will be delayed for one year. As at March 2003, Pine Valley Mining Corporation (formally Globaltex) owns 100%. Stage 1 - First stage development is planned to include the construction of a raw coal operation during the summer and fall of 2003. Development would include a major extension to the existing rail spur to enable loading of unit trains, the installation of an automated rail loading system, construction of raw coal stockpiling and crushing facilities, construction of initial workshops and offices, haul road upgrades, pit development work and land acquisitions. Stage 2 - Second stage development would occur during the summer construction period of 2004 and include the installation of a coal preparation plant next to the rail siding and construction of additional ancillary infrastructure.
http://www.pinevalleycoal.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Jun 2003

Fort St. John

Encana Pipeline Project,
EnCana Ekwan Pipeline Inc. Ph: 1-866-645-6781
Plans are to construct and operate a natural gas pipeline from the EnCana Oil & Gas Partnership's Sierra Plant near Fort Nelson to a tie-in point at the Nova Gas Transmission Ltd's northwest mainline, near Rainbow Lake, Alta. The company proposes to construct 82.5 km (51 miles) of 610 mm natural gas pipeline and associated facilities during the winter of 2003/2004. Public hearings to be held starting July 28, 2003. Website: www.encana.com

Status: Proposed
Est. Cost ($ million): 55
First Entry: Jun 2003
Start: Dec 2003
Finish: Dec 2004
Last Update: Jun 2003

Fort St. John

Oriented Strandboard Mill,
Slocan/Louisiana-Pacific OSB (Panel) Corp
Ph: (604) 278-7311 (Slocan)
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 700 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs. Application approved under the BC Environmental Assessment Act. Land being acquired. Project not expected to go ahead until mid-2004.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2000
Start: Jun 2004
Finish: Fall 2005
Last Update: Mar 2003

Tumbler Ridge

Wolverine Coal Mine,
Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
Bulk sampling is underway of the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge. The potential production is 1.7 million tonnes per year of coking coal with a wash plant and load-out facility. Expected to produce 250 permanent jobs. Production start expected in early 2004. Simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Project approvals being pursued under the BC Environmental Assessment Act. Website: www.westerncoal.com The feasibility study was completed in June 2003 and the company expected to continue with remainder of approval process.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2001
Start: Sep 2004
Finish: Summer 2005
Last Update: Jun 2003

STATUS: ON HOLD

Taylor

McMahon Surplus Steam Electricity Generation Project,
Duke Energy Gas Transmission Canada Ph: (250) 789-3028
New generation of 130 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in April 2003.

Status: On hold
Est. Cost ($ million): 40
First Entry: Dec 2002
Start: ?
Finish: ?
Last Update: Jun 2003

Taylor

Taylor Pipeline,
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Start: ?
Finish: ?
Last Update: Mar 2003

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STATUS: COMPLETED

Tumbler Ridge

Grizzly Extension and Weejay Lateral Pipeline,
Duke Energy Inc. Ph: (604) 488-8000
Expansion of the Grizzly 406-millimetre (16-inch) transmission pipeline for 108.5 km (67 miles) between BC and Alberta and a short expansion of the Weejay lateral 273-mm (10-inch) pipe for 6.3 km (4 miles) to a tie-in point in BC on the Grizzly line.

Status: Completed
Est. Cost ($ million): 32
First Entry: Jun 2001
Start: Jan 2003
Finish: May 2003
Last Update: Jun 2003

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